

Francis J. DeVito, P.A.

A Professional Corporation

Counsellors at Law

250 Moonachie Road, Suite 305

Moonachie, N.J. 07074

(201) 487-7575

Fax (201) 487-1646

FRANCIS J. DEVITO*

FRANK RIVELLINI

* N.J. & N.Y. BARS

August 24, 2022.

Secretary of the Planning Board
City of Jersey City
1 Jackson Square
Jersey City, New Jersey 07305

**Re: 550-560 Tonnele Avenue
Block 3302, Lots 14, 15, 16, 17, 18 & 19
Jersey City, NJ**

Dear Sir/Madam:

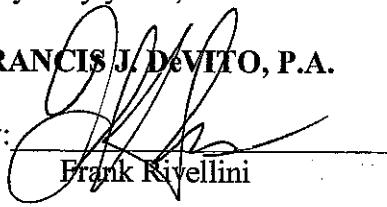
Enclosed herein please find original Affidavit of Mailing together with Notice To Adjacent Property Owners, and list of property owners. Also, enclosed please find white certified receipts.

Upon receipt of the original Affidavit of Publication same will be forwarded forthwith.

Very truly yours,

FRANCIS J. DEVITO, P.A.

By:


Frank Rivellini

FR/rdc
Enc.

**NOTICE OF PUBLIC HEARING
MARTTINE MANAGEMENT LLC
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY**

PLEASE TAKE NOTICE that the undersigned applicant has filed an application with the Planning Board of the City of Jersey City, New Jersey for major and/or standard site plan approval and/or simultaneous preliminary and final site plan approval, or amended approval, bulk variances, lot consolidation, and a parking variances or waivers for size, number and location, parking between the front façade of the building and the primary abutting street, a lighting variance and for height and location of light poles, and bulk variance for lot area, width, depth and side yard, one or both and front and rear yard setbacks, buffers, drive aisle size, loading area size and location, building area, impervious lot coverage, FAR, and for size, height and number of colors and number of proposed pylon, monument and facade signs, use of neon and multiple principal buildings on one lot, if applicable, all specifically as otherwise provided for in the City's ordinances and any other applicable variances or waivers from the requirements of the land use development ordinances for the City of Jersey City, that may be required or the Planning Board deems necessary so as to permit the construction of a building to be used for commercial purposes on the first floor and office use on the second floor with parking and other amenities on the premises located at 550 - 560 Tonnele Avenue, Tax Map Reference: Block 3302, Lots 14, 15, 16, 17, 18 & 19, City of Jersey City, New Jersey.

A public hearing has been scheduled for September 6, 2022, at 5:30 p.m. in the Council Chambers of City Hall, 280 Grove Street, Jersey City, New Jersey 07302.

Any person interested in this application will have an opportunity to address the Board at the meeting on September 6, 2022, at 5:30 pm via Zoom, a web-based video conference application, or by telephone using the following:

Click this URL to join. <https://us02web.zoom.us/j/81062028033>; or

One tap mobile:

+19292056099,,81062028033# US (New York)

+13017158592,,81062028033# US (Washington DC);

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

**US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 646 931 3860
or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782
or +1 346 248 7799 or +1 386 347 5053**

Webinar ID: 810 6202 8033

International numbers available: <https://us02web.zoom.us/j/81062028033>

Maps, plans and other related documents are available for public inspection on any working day between the hours of 9:00am and 4:00 pm at the Division of City Planning, 1 Jackson square, Jersey City, New Jersey 07305. (Entrance on Kearney Ave) or digitally at <https://data.jerseycitynj.gov/pages/home-page/>

The Planning Board may continue the application and you are advised to contact the Planning Board Secretary to confirm the date and time of the hearing.

Martine Management LLC., Applicant

Frank Rivellini

By: _____
Francis J. DeVito P.A.
Frank Rivellini, Esq.
Attorney for Applicant
250 Moonachie Road, Suite 305
Moonachie, New Jersey 07074
Ph#: 201-487-7575

STATE OF NEW JERSEY :

: ss.

AFFIDAVIT OF MAILING

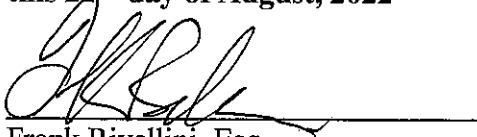
COUNTY OF BERGEN :

Rosanna DiCarlo, of full age, being duly sworn upon her oath, deposes and says:

1. I am a paralegal at the law firm of Francis J. DeVito, P.A.
2. On August 22, 2022, I mailed in the U.S. Post Office in Saddle Brook, New Jersey, sealed envelopes with postage pre-paid thereon, by certified mail, return receipt requested, to every property owner named on the annexed list containing a Notice of Public Hearing scheduled for September 6, 2022 at 5:30 p.m., a copy of which is also annexed hereto.



Sworn and subscribed to before me
this 22nd day of August, 2022



Frank Rivellini, Esq.
Attorney-At-Law
State of New Jersey

List 1-



CITY OF JERSEY CITY

Office of the City Assessor
City Hall Annex
364 M.L. King Drive, 3rd Floor
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

June 14, 2022

PROPERTY LOCATION OF APPLICATION: 552 Tonnele Avenue

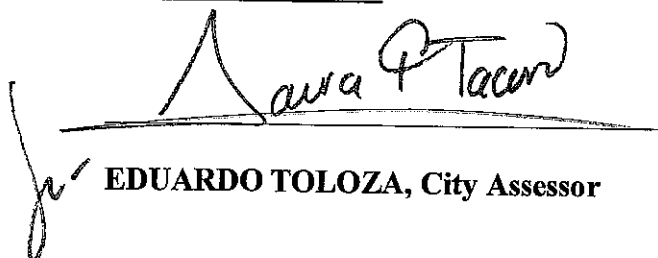
BLOCK(S): 3302 LOT(S): 15

NAME OF APPLICANT: Francis J. Devito, PA
250 Moonachie Road, Suite 305
Moonachie, NJ 07074

APPLICANT'S TELEPHONE #: (201) 487-7575

Pursuant to your request, attached herewith is a list of properties located within 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D

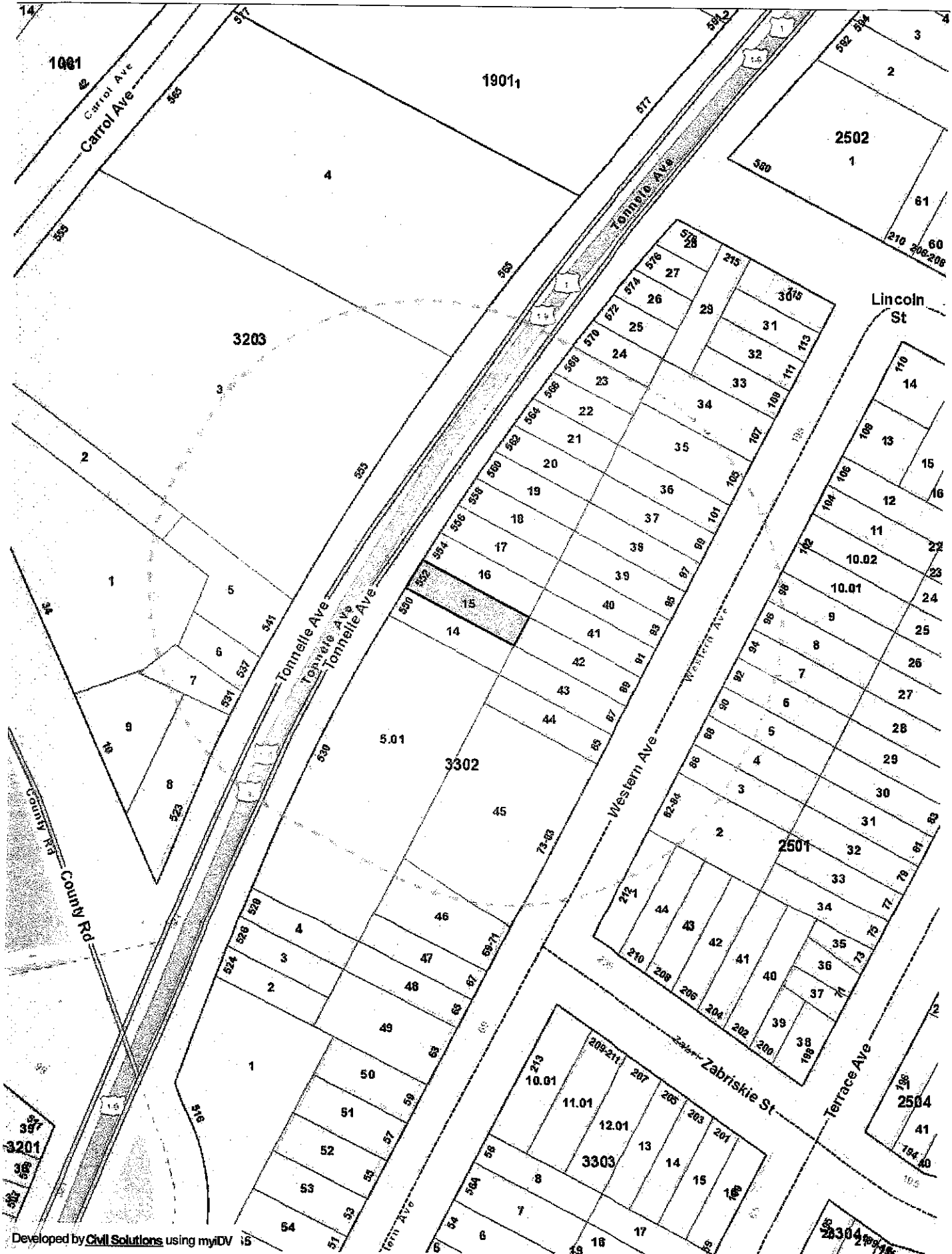

EDUARDO TOLOZA, City Assessor

Also be advised that the following companies must be notified:

P.S.E.& G.	80 PARK PLAZA, NEWARK, NEW JERSEY 07102
COMCAST CABLEVISION	2121 KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200 HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540 BROAD STREET, NEWARK, NEW JERSEY 07102

Buffer Report - Map

Jersey City



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Developed by Civil Solutions, using myiDV



CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 3302 - Lot 15

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 552 Tonnele Avenue

Date: June 14, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
2501	1		212 ZABRISKIE ST.	JACOB KUHAN LLC	1 JULIUS WAY	LAKEWOOD, NJ	08701
2501	2		82-84 WESTERN AVE.	JAY & RESHMA & SAPNA INC	3900 WEST SIDE AVE	NORTH BERGEN, NJ	07047
2501	3		86 WESTERN AVE.	DONOVAN, CORNELIUS L. JR & TERRI L	86 WESTERN AVE.	JERSEY CITY, N.J.	07307
2501	4		88 WESTERN AVE.	MADALAM, CHANDRAMOULI & BHUVANESWARI	91 POPLAR STREET	JERSEY CITY, NJ	07307
2501	5		90 WESTERN AVE.	AWAD, ALI, TRUSTEE IRREVOCABLE TRUS	90 WESTERN AVE.	JERSEY CITY, NJ	07307
2501	6		92 WESTERN AVE.	CRINCOLI, ANTHONY & CRINCOLI, EMILIO	939 AVENUE C	BAYONNE, NJ	07002
2501	7		94 WESTERN AVE.	SHUSTOWICZ, ANNA MARIE	94 WESTERN AVE.	JERSEY CITY, N.J.	07307
2501	8		96 WESTERN AVE.	CORDOVA, ROLANDO D. & MARIA H.	96 WESTERN AVE.	JERSEY CITY, N.J.	07307
2501	9		98 WESTERN AVE.	FTF PROPERTIES, LLP	98 WESTERN AVE.	JERSEY CITY, NJ	07307
2501	44		210 ZABRISKIE ST.	STRACQUATANIO ANGELO	210 ZABRISKIE ST	JERSEY CITY, N J	07307
3203	1		34 NEW COUNTY RD.	34 COUNTY ROAD LLC	500 CENTRAL AVE., #1612	UNION CITY, NJ	07087
3203	2		4 CARROLL AVE.	SHAH, ROHIT & JITA	500 CENTRAL AVE., #1612	UNION CITY, NJ	07087
3203	3		555 TONNELE AVE.	M & L REAL PROPERTY, LLC	565 TONNELE AVE.	JERSEY CITY, NJ	07307
3203	4		565 TONNELE AVE.	565 TONNELE ASSOC. LLC	64 WEST GRANADA DRIVE	BRICK, N.J.	08723
3203	5		541 TONNELE AVE.	541 TONNELE, LLC	500 CENTRAL AVE., #1612	UNION CITY, NJ	07087
3203	6		537 TONNELE AVE.	HACHEM, WASSIM	537 TONNELE AVE.	JERSEY CITY, NJ	07307
3203	7		531 TONNELE AVE.	TONNELE PROPERTIES, INC.	505 AMSTERDAM AVE	RIDGEWOOD, NJ	07450

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
3203	8		523 TONNELE AVE.	TONNELE PROPERTIES, INC.	505 AMSTERDAM AVE	RIDGEWOOD, NJ	07450
3203	9		10 NEW COUNTY RD.	TONNELE PROPERTIES, INC.	505 AMSTERDAM AVE	RIDGEWOOD, NJ	07450
3302	5.01		530 TONNELE AVE.	A & B FINANCE, CORP.	700 TONNELE AVE.	JERSEY CITY, NJ	07307
3302	14		550 TONNELE AVE.	SANDRA SCANLON, L.L.C.	56 WESTMORELAND AVE.	MONTVALE, NJ	07645
3302	16		554 TONNELE AVE.	SANDRA SCANLON, L.L.C.	56 WESTMORELAND AVE.	MONTVALE, NJ	07645
3302	17		556 TONNELE AVE.	SANDRA SCANLON, L.L.C.	56 WESTMORELAND AVE.	MONTVALE, NJ	07645
3302	18		558 TONNELE AVE.	SANDRA SCANLON, L.L.C.	56 WESTMORELAND AVE.	MONTVALE, NJ	07645
3302	19		560 TONNELE AVE.	SANDRA SCANLON, L.L.C.	56 WESTMORELAND AVE.	MONTVALE, NJ	07645
3302	20		562 TONNELE AVE.	ELMAZAHY, SAIED E. & SAMIRA A.	377 ALDERSHOT CT.	KISSIMMEE, FL	34758
3302	21		564 TONNELE AVE.	ELMAZAHY, SAIED E. & SAMIRA A.	377 ALDERSHOT CT.	KISSIMMEE, FL	34758
3302	22		566 TONNELE AVE.	ELMAZAHY, SAIED & SAMIRA	377 ALDERSHOT CT.	KISSIMMEE, FL	34758
3302	23		568 TONNELE AVE.	BONILLA TONNELE AVE., LLC.	568 TONNELE AVE.	JERSEY CITY, NJ	07307
3302	34		107 WESTERN AVE.	VANGELAKOS, PATRICIA	107 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	35		105 WESTERN AVE.	MAJCHRZAK, TADEUSZ	P O BOX 8329	JERSEY CITY, N.J.	07306
3302	36		101 WESTERN AVE.	10 LIBERTY AVENUE, LLC	121 CARLTON AVE.	JERSEY CITY, NJ	07307
3302	37		99 WESTERN AVE.	BIDJA, ANKIT & DIVYESH	99 WESTERN AVE.	JERSEY CITY, NJ	07307
3302	38		97 WESTERN AVE.	JAIN, JAYANT P. & RITU	97 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	39		95 WESTERN AVE.	MORENO, RAUL & ROSMIRA	95 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	40		93 WESTERN AVE.	SHAH, ANUJA & YAKIN	93 WESTERN AVE.	JERSEY CITY, NJ	07307
3302	41		91 WESTERN AVE.	PESKENS, ANTON JAMES & ANTON C.	91 WESTERN AVE.	JERSEY CITY, NJ	07307
3302	42		89 WESTERN AVE.	KHANNA, ANITA & AJAY	6 GINGER DRIVE	EDISON, NJ	08837
3302	43		87 WESTERN AVE.	KORAN, MOHAN P.	87 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	44		85 WESTERN AVE.	SHARMA, RAVI D.	85 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	45		73-83 WESTERN AVE.	73 WESTERN AV.COR.%CITIVIEW MGN LLC	10 UNDERWOOD PL #15	CLIFTON, NJ	07013
3302	46		69-71 WESTERN AVE.	VALENTE, ANTONIO T.	11 BLOSSOM LANE	MAHWAH, NJ	07430

NJDOT
1035 Parkway Ave.
P.O. Box 616
Trenton, NJ 08625

Hudson County Div. of Planning
Bergen Square Center, Ste 6A
830 Bergen Ave.
Jersey City, NJ 07306



CITY OF JERSEY CITY

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 Jersey City, New Jersey 07305
 Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

June 14, 2022

PROPERTY LOCATION OF APPLICATION: 550 & 554-560 Tonnele Avenue

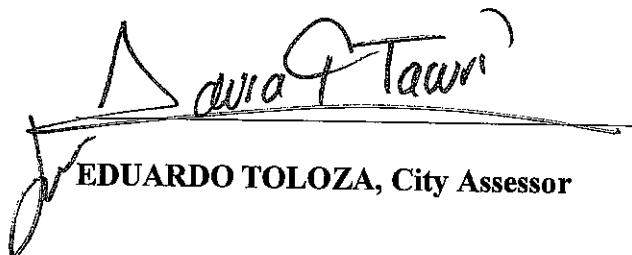
BLOCK(S): 3302 LOT(S): 14 & 16-19

NAME OF APPLICANT: Francis J. Devito, PA
250 Moonachie Road, Suite 305
Moonachie, NJ 07074

APPLICANT'S TELEPHONE #: (201) 487-7575

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C E R T I F I E D


EDUARDO TOLOZA, City Assessor

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COMCAST CABLEVISION	2121 KENNEDY BLVD., JERSEY CITY, NJ 07305
UNITED WATER COMPANY	200 HOOK ROAD, HARRINGTON PARK, NJ 07640
JERSEY CITY M.U.A.	555 ROUTE 440, JERSEY CITY, NEW JERSEY 07305
VERIZON TELEPHONE	540 BROAD STREET, NEWARK, NEW JERSEY 07102



CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 3302 - Lots 14 & 16-19

Block & Lot listing of properties within 200 ft. radius of subject property.

Property Location: 550 & 554-560 Tonnele Avenue

Date: June 14, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
2501	1		212 ZABRISKIE ST. ✓	JACOB KUHAN LLC ✓	1 JULIUS WAY	LAKEWOOD, NJ	08701
2501	2		82-84 WESTERN AVE.	JAY & RESHMA & SAPNA INC ✓	3900 WEST SIDE AVE	NORTH BERGEN, NJ	07047
2501	3		86 WESTERN AVE.	DONOVAN, CORNELIUS L. JR. & TERRI L. ✓	86 WESTERN AVE.	JERSEY CITY, N.J.	07307
2501	4		88 WESTERN AVE.	MADALAM, CHANDRAMOULI & BHUVANESWARARI ✓	91 POPLAR STREET	JERSEY CITY, NJ	07307
2501	5		90 WESTERN AVE.	AWAD, ALI, TRUSTEE IRREVOCABLE TRUS ✓	90 WESTERN AVE.	JERSEY CITY, NJ	07307
2501	6		92 WESTERN AVE.	CRINCOLI, ANTHONY & CRINCOLI, EMILIO ✓	939 AVENUE C	BAYONNE, NJ	07002
2501	7		94 WESTERN AVE.	SHUSTOWICZ, ANNA MARIE ✓	94 WESTERN AVE.	JERSEY CITY, N.J.	07307
2501	8		96 WESTERN AVE.	CORDOVA, ROLANDO D. & MARIA H. ✓	96 WESTERN AVE.	JERSEY CITY, N.J.	07307
2501	9		98 WESTERN AVE.	FTF PROPERTIES, LLP ✓	98 WESTERN AVE.	JERSEY CITY, NJ	07307
2501	10.01		102 WESTERN AVE.	IRGAS, JANE & ERGASHEVA, LOCHIN ✓	102 WESTERN AVE.	JERSEY CITY, NJ	07307
2501	10.02		102 1/2 WESTERN AVE	ANBAZHAGAN, SURESHKUMAR ✓	102.5 WESTERN AVE.	JERSEY CITY, NJ	07307
2501	11		104 WESTERN AVE.	104 WESTERN AVE. LLC. ✓	123 LAIDLAW AVE.	JERSEY CITY, NJ	07306
2501	12		106 WESTERN AVE.	HANNA, SAM ✓	106 WESTERN AVE.	JERSEY CITY, NJ	07307
2501	44		210 ZABRISKIE ST.	STRACQUATANIO ANGELO ✓	210 ZABRISKIE ST	JERSEY CITY, N J	07307
3203	1		34 NEW COUNTY RD.	34 COUNTY ROAD LLC ✓	500 CENTRAL AVE., #1612	UNION CITY, NJ	07087
3203	2		4 CARROLL AVE.	SHAH, ROHIT & JITA ✓	500 CENTRAL AVE., #1612	UNION CITY, NJ	07087
3203	3		555 TONNELE AVE.	M & L REAL PROPERTY, LLC ✓	565 TONNELE AVE.	JERSEY CITY, NJ	07307

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
3203	4		565 TONNELE AVE.	565 TONNELE ASSOC.LLC ✓	64 WEST GRANADA DR.	BRICK,N.J.	08723
3203	5		541 TONNELE AVE.	541 TONNELE, LLC ✓	500 CENTRAL AVE., #1612	UNION CITY, NJ	07087
3203	6		537 TONNELE AVE.	HACHEM, WASSIM ✓	537 TONNELE AVE.	JERSEY CITY, NJ	07307
3203	7		531 TONNELE AVE.	TONNELE PROPERTIES, INC. ✓	505 AMSTERDAM AVE	RIDGEWOOD, NJ	07450
3203	8		523 TONNELE AVE.	TONNELE PROPERTIES, INC. ✓	505 AMSTERDAM AVE	RIDGEWOOD, NJ	07450
3203	9		10 NEW COUNTY RD.	TONNELE PROPERTIES, INC. ✓	505 AMSTERDAM AVE	RIDGEWOOD, NJ	07450
3302	5.01		530 TONNELE AVE.	A & B FINANCE, CORP. ✓	700 TONNELE AVE.	JERSEY CITY, NJ	07307
3302	15		552 TONNELE AVE.	MASON JAMES MARTINE, LLC ✓	552 TONNELE AVE.	JERSEY CITY, NJ	07307
3302	20		562 TONNELE AVE.	ELMAZAHY, SAIED E. & SAMIRA A. ✓	377 ALDERSHOT CT.	KISSIMMEE, FL	34758
3302	21		564 TONNELE AVE.	ELMAZAHY, SAIED E. & SAMIRA A. ✓	377 ALDERSHOT CT.	KISSIMMEE, FL	34758
3302	22		566 TONNELE AVE.	ELMAZAHY, SAIED & SAMIRA ✓	377 ALDERSHOT CT.	KISSIMMEE, FL	34758
3302	23		568 TONNELE AVE.	BONILLA TONNELE AVE., LLC. ✓	568 TONNELE AVE.	JERSEY CITY, NJ	07307
3302	24		570 TONNELE AVE.	BONILLA TONNELLE AVE, LLC. ✓	570 TONNELE AVE.	JERSEY CITY, NJ	07307
3302	25		572 TONNELE AVE.	BONILLA TONNELE AVE., LLC. ✓	572 TONNELE AVE.	JERSEY CITY, NJ	07307
3302	26		574 TONNELE AVE.	ADVANCE TRANSIT, LLC. ✓	608 TONNELE AVE.	JERSEY CITY, NJ	07307
3302	27		576 TONNELE AVE.	ADVANCE TRANSIT, LLC. ✓	608 TONNELE AVE.	JERSEY CITY, NJ	07307
3302	29		215 LINCOLN ST.	US PROPERTY MANAGEMENT,LLC ✓	215 LINCOLN ST.	JERSEY CITY, NJ	07307
3302	31		113 WESTERN AVE.	PASCO, R.&R. & MACUHA, F.& E. ✓	113 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	32		111 WESTERN AVE.	LIBITZ, JOHN S. ✓	111 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	33		109 WESTERN AVE.	PANTOLIANO, JOHN & MADELINE ✓	109 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	34		107 WESTERN AVE.	VANGELAKOS, PATRICIA ✓	107 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	35		105 WESTERN AVE.	MAJCHRAK, TADEUSZ ✓	PO BOX 8329	JERSEY CITY, N.J.	07306
3302	36		101 WESTERN AVE.	10 LIBERTY AVENUE, LLC ✓	121 CARLTON AVE.	JERSEY CITY, NJ	07307
3302	37		99 WESTERN AVE.	BIDJA, ANKIT & DIVYESH ✓	99 WESTERN AVE.	JERSEY CITY, NJ	07307
3302	38		97 WESTERN AVE.	JAIN, JAYANT P. & RITU ✓	97 WESTERN AVE.	JERSEY CITY, N.J.	07307

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
3302	39		95 WESTERN AVE.	MORENO, RAUL & ROSMIRA	95 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	40		93 WESTERN AVE.	SHAH, ANUJA & YAKIN	93 WESTERN AVE.	JERSEY CITY, NJ	07307
3302	41		91 WESTERN AVE.	PESKENS, ANTON JAMES & ANTON C.	91 WESTERN AVE.	JERSEY CITY, NJ	07307
3302	42		89 WESTERN AVE.	KHANNA, ANITA & AJAY	6 GINGER DRIVE	EDISON, NJ	08837
3302	43		87 WESTERN AVE.	KORAN, MOHAN P.	87 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	44		85 WESTERN AVE.	SHARMA, RAVI D.	85 WESTERN AVE.	JERSEY CITY, N.J.	07307
3302	45		73-83 WESTERN AVE.	73 WESTERN AV.COR.%CITIVIEW MGN LLC	10 UNDERWOOD PL #15	CLIFTON, NJ	07013
3302	46		69-71 WESTERN AVE.	VALENTE, ANTONIO T.	11 BLOSSOM LANE	MAHWAH, NJ	07430

1477 5559 0000 0447 7297
5512 5559 0000 0447 7297
9957 5559 0000 0447 7297
7957 5559 0000 0447 7297

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fees as appropriate)

☒ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.57

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. John & Madeline Pantoliano
109 Western Ave.
City, State, ZIP+4® Jersey City, NJ 07307

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fees as appropriate)

☒ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.57

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. R. & R. Pasco
F. & E. Macuha
City, State, ZIP+4® 113 Western Ave.
Jersey City, NJ 07307

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ 4.00

Extra Services & Fees (check box, add fees as appropriate)

☒ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.57

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. Advance Transit, LLC
608 Tonnele Ave.
City, State, ZIP+4® Jersey City, NJ 07307

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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☐ Adult Signature Restricted Delivery \$

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Total Postage and Fees \$ 7.82

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570 Tonnele Ave.
City, State, ZIP+4® Jersey City, NJ 07307

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☐ Adult Signature Restricted Delivery \$

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Total Postage and Fees \$ 7.82

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111 Western Ave.
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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.57

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Street and Apt. No., or P.O. Box No. US Property Management, LLC
215 Lincoln Street
City, State, ZIP+4® Jersey City, NJ 07307

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.57

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. Bonilla Tonnele Ave, LLC
572 Tonnele Ave.
City, State, ZIP+4® Jersey City, NJ 07307

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.57

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. Saied Elmazahy
& Samira A.
City, State, ZIP+4® 377 Aldershot Ct.
Kissimmee, FL 34758

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

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Sent To

Street and Apt. No., or P.O. Box No. Mason James Martine, LLC

City, State, ZIP+4® 552 Tonnelle Ave.
Jersey City, NJ 07307

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. Sam Hanna

City, State, ZIP+4® 106 Western Ave.
Jersey City, NJ 07307

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Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. 104 Western Ave. LLC.

City, State, ZIP+4® 123 Laidlaw Ave.
Jersey City, NJ 07306

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. Sureshkumar Anbazhagan

City, State, ZIP+4® 102.5 Western Avenue
Jersey City, NJ 07307

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☒ Return Receipt (hardcopy) \$ 3.25

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. Jane Irgas &

City, State, ZIP+4® Lochin Ergasheva
102 Western Ave.
Jersey City, NJ 07307

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To

Street and Apt. No., or P.O. Box No. Hudson County Div. of Planning

City, State, ZIP+4® Bergen Square Center, Ste 6A
830 Bergen Ave.
Jersey City, NJ 07306

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

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Sent To

Street and Apt. No., or P.O. Box No. Secretary of the Planning Bd.

City, State, ZIP+4® City of Jersey City
1 Jackson Square
Jersey City, NJ 07305

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$.51

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Sent To

Street and Apt. No., or P.O. Box No. Antonio T. Valente

City, State, ZIP+4® 11 Blossom Lane
Mahwah, NJ 07430

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To
Street **10 Liberty Ave., LLC**
121 Carlton Ave.
City, State, ZIP+4® **Jersey City, NJ 07307**

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$.51

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Sent To
Street **Tadeusz Majchrzak**
P.O. Box 8329
City, State, ZIP+4® **Jersey City, NJ 07306**

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$.51

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Sent To
Street **Patricia Vangelakos**
107 Western Ave.
City, State, ZIP+4® **Jersey City, NJ 07307**

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To
Street **Bonilla Tonnele Ave, LLC**
568 Tonnele Ave.
City, State, ZIP+4® **Jersey City, NJ 07307**

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To
Street **Saied E. Elmazahy**
& Samira A.
City, State, ZIP+4® **377 Aldershot Ct. Kissimmee, FL 34758**

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To
Street **Sandra Scanlon, L.L.C.**
56 Westmoreland Ave.
City, State, ZIP+4® **Montvale, NJ 07645**

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$.51

Total Postage and Fees \$ 7.82

Sent To
Street **A & B Finance, Corp.**
700 Tonnele Ave.
City, State, ZIP+4® **Jersey City, NJ 07307**

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **.57**
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505 Amsterdam Ave.
 City, State, ZIP+4® **Ridgewood, NJ 07450**

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **.57**
 Total Postage and Fees \$ **7.82**

Sent To
 Street and Apt. No., or PO **Wassim Hachem**
537 Tonnele Ave.
 City, State, ZIP+4® **Jersey City, NJ 07307**

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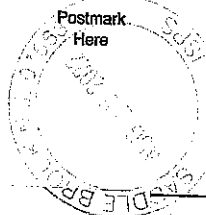
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **.57**
 Total Postage and Fees \$ **7.82**

Sent To
 Street and Apt. No., or PO **541 Tonnele, LLC**
500 Central Ave., #1612
 City, State, ZIP+4® **Union, NJ 07087**

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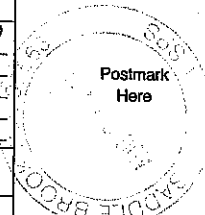
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **.57**
 Total Postage and Fees \$ **7.82**

Sent To
 Street and Apt. No., or PO **565 Tonnele Assoc. LLC**
64 West Granada Drive
 City, State, ZIP+4® **Brick, NJ 08723**

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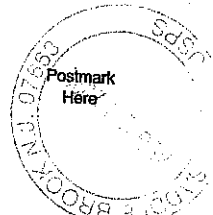
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Certified Mail Fee \$ **4.00**
 Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) \$ **3.25**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **.57**
 Total Postage and Fees \$ **7.82**

Sent To
 Street and Apt. No. **M & L Real Property, LLC**
565 Tonnele Ave.
 City, State, ZIP+4® **Jersey City, NJ 07307**

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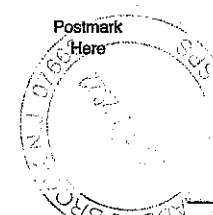
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Certified Mail Fee \$ **4.00**
 Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) \$ **3.25**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **.57**
 Total Postage and Fees \$ **7.82**

Sent To
 Street and Apt. No. **Rohit & Jita Shah**
500 Central Ave. #1612
 City, State, ZIP+4® **Union City, NJ 07087**

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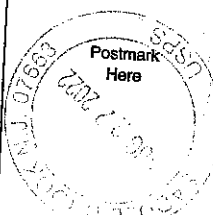
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Certified Mail Fee \$ **4.00**
 Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) \$ **3.25**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **.57**
 Total Postage and Fees \$ **7.82**

Sent To
 Street and Apt. No. **34 County Road LLC**
500 Central Ave., #1612
 City, State, ZIP+4® **Union City, NJ 07087**

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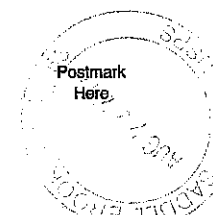
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Certified Mail Fee \$ **4.00**
 Extra Services & Fees (check box, add fees as appropriate)
☒ Return Receipt (hardcopy) \$ **3.25**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **.57**
 Total Postage and Fees \$ **7.82**

Sent To
 Street and Apt. No. **Angelo Stracquatano**
210 Zabriskie Street
 City, State, ZIP+4® **Jersey City, NJ 07307**

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7021 1970 0000 6533 7317

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 57

Total Postage and Fees \$ 7.82

Sent To **FTF Properties, LLP**
Street **98 Western Ave.**
City, **Jersey City, NJ 07307**

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☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 57

Total Postage and Fees \$ 7.82

Sent To **Rolando D. Cordova & Maria H.**
Street and Apt. No., or P.O. Box **96 Western Ave.**
City, State, ZIP+4® **Jersey City, NJ 07307**

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Certified Mail Fee	\$ 4.00
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☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 57

Total Postage and Fees \$ 7.82

Sent To **Anna Marie Shustowicz**
Street and Apt. No., or P.O. Box **94 Western Ave.**
City, State, ZIP+4® **Jersey City, NJ 07307**

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Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fees as appropriate)	\$ 3.25
☒ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 57

Total Postage and Fees \$ 7.82

Sent To **Anthony Crincoli & Emilio Crincoli**
Street and Apt. No., or P.O. Box **939 Avenue C**
City, State, ZIP+4® **Bayonne, NJ 07002**

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 57

Total Postage and Fees \$ 7.82

Sent To **Awad, Ali, Trustee Irrevocable Trust**
Street and Apt. No., or P.O. Box **90 Western Ave.**
City, State, ZIP+4® **Jersey City, NJ 07307**

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 57

Total Postage and Fees \$ 7.82

Sent To **Chandramouli Madalam & Bhuvaneshwari**
Street and Apt. No., or P.O. Box **91 Poplar Street**
City, State, ZIP+4® **Jersey City, NJ 07307**

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 57

Total Postage and Fees \$ 7.82

Sent To **Cornelius L. Jr. Donovan & Terri L.**
Street and Apt. No., or P.O. Box **86 Western Avenue**
City, State, ZIP+4® **Jersey City, NJ 07307**

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$ 57

Total Postage and Fees \$ 7.82

Sent To **Jay & Reshma & Sapna, Inc.**
Street and Apt. No., or P.O. Box **3900 West Side Avenue**
City, State, ZIP+4® **North Bergen, NJ 07047**

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7021 1970 0000 6533 7145

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Extra Services & Fees (check box, add fees as appropriate)	
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.57
Total Postage and Fees	\$ 7.82
Sent To	
Street and	Jacob Kuhan LLC
City, State	1 Julius Way Lakewood, NJ 08701

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.57
Total Postage and Fees	\$ 7.82
Sent To	
Street	Verizon Telephone
City, State	540 Broad Street Newark, NJ 07102

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☒ Return Receipt (hardcopy)	\$ 3.25
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.57
Total Postage and Fees	\$ 7.82
Sent To	
Street	NJDOT
City, State	1035 Parkway Ave. P.O. Box 616 Trenton, NJ 08625

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.57
Total Postage and Fees	\$ 7.82
Sent To	
Street	Jersey City M.U.A.
City, State	555 Route 440 Jersey City, NJ 07305

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Extra Services & Fees (check box, add fees as appropriate)	
☒ Return Receipt (hardcopy)	\$ 3.25
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.57
Total Postage and Fees	\$ 7.82
Sent To	
Street	United Water Company
City, State	200 Hook Road Harrington Park, NJ 07640

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$.57
Total Postage and Fees	\$ 7.82
Sent To	
Street	Comcast Cablevision
City, State	2121 Kennedy Blvd. Jersey City, NJ 07305

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State of New Jersey,) ss

County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

Jersey Journal 08/20/2022

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 22th day of August 2022

Diana L. Hauser
Notary Public



**NOTICE OF PUBLIC HEARING
MARTTINE MANAGEMENT LLC
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY**

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Webinar ID: 810 6202 8033
International numbers available:
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Maps, plans and other related documents are available for public inspection on any working day between the hours of 9:00am and 4:00 pm at the Division of City Planning, 1 Jackson square, Jersey City, New Jersey 07305. (Entrance on Kearney Ave) or digitally at <https://data.jerseycitynj.gov/pages/home-page/>

The Planning Board may continue the application and you are advised to contact the Planning Board Secretary to confirm the date and time of the hearing.

Marttine Management LLC., Applicant

By: //s/ Frank Rivellini
Francis J. DeVito P.A.
Frank Rivellini, Esq.
Attorney for Applicant
250 Moonachie Road, Suite 305
Moonachie, New Jersey 07074
Ph#: 201-487-7575

A public hearing has been scheduled for September 6, 2022, at 5:30 p.m. in the Council Chambers of City Hall, 280 Grove Street, Jersey City, New Jersey 07302.

Any person interested in this application will have an opportunity to address the Board at the meeting on September 6, 2022, at 5:30 pm via Zoom, a web-based video conference application, or by telephone using the following:

Click this URL to join.
<https://us02web.zoom.us/j/81062028033>; or

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