

EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NEW JERSEY 07307
PHONE: (201) 963-3668
FAX: (201) 963-2005
GENE@EUGENEOCONNELL.COM

JAN 8, 2021

City of Jersey City
Division of Planning
1 Jackson Square
a/k/a 360 Martin Luther King Jr. Drive
Jersey City, NJ 07305-3717

Re: 664 Ocean Avenue
Jersey City, NJ 07305
Block 22701, Lot 34
Minor Site Plan- "D" & "C" Variance

Dear Sir/Madam:

Regarding the above referenced matter, enclosed are:

1. General Development Application
2. Plans existing and proposed floor plans
3. Survey
4. Affidavit of Ownership
5. Affidavit of Performance
6. 10% disclosure
7. Zoning Letter
8. Certificate of tax and water bills paid
9. Color photo *on Plans*
10. Check in the amount of \$150.00 for application fee
11. Certified List of Properties Owners.
12. Notice

EUGENE P. O'CONNELL, ESQ.
ATTORNEY BUSINESS ACCOUNT
853 SUMMIT AVENUE
JERSEY CITY, NJ 07307

REMITTANCE ADVICE

Block 22701					
Lot 34					

17463

55-7230/2212

AY *One hundred FIFTY*

DATE *1/23/21* TO THE ORDER OF *CITY OF JERSEY CITY : 664 OCEAN AVE Application*

DOLLARS

CHECK AMOUNT
150.00

Provident BANK
100 Wood Ave South • Iselin, NJ 08830

[Signature]



017463 221272303 60670068000



CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION ("GDA")



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

1. SUBJECT PROPERTY

Address: 664 Ocean AvenueBlock & Lots: BI 22701, Lot 34Ward: F

2. BOARD DESIGNATION

☐ Planning Board☒ Zoning Board of Adjustment

3. APPROVALS BEING SOUGHT

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input checked="" type="checkbox"/> Minor Site Plan	<input checked="" type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in)

4. PROPOSED DEVELOPMENT

Name & Nature of Use (describe project)

Convert an existing four (4) unit multi-family building into an Eighteen (18) unit multi-family building.

5. VARIANCE/ DEVIATION NOTES

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

A "D" Variance for Use and "C" Variance for sideyard, max. building coverage and min. front yard landscaping.

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

6. APPLICANT

Ocean Hudson Capital 664, LLC

Applicant's Name

201-628-4695

Phone

Fax

7 Glenwood Avenue, Ste. 418

Street Address

East Orange NJ

City

State

07017

Zip

crearcilc@gmail.com

e-Mail address

**7.
OWNER**

Ocean Hudson Capital 664, LLC

Owner's Name

Phone

Fax

7 Glenwood Avenue, Ste. 418

Street Address

East Orange NJ

07017

City

State

Zip

crearclic@gmail.com

e-mail address

**8.
APPLICANT'S
ATTORNEY**

Eugene P. O'Connell

Attorney's Name

Eugene P. O'Connell, Esq.

Firm's Name

201-963-3668

201-963-2005

Phone

Fax

853 Summit Avenue

Street Address

Jersey City NJ

07307

City

State

Zip

gene@eugeneoconnell.com

e-mail address

**9.
PLAN
PREPARERS**

Engineer's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Surveyor's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Charles Heydt, PP, AICP

Planner's Name & License Number

Dresdner Robin

Firm's Name

973-384-1071

Phone

Fax

55 Lane Road, Ste. 220

Street Address

Fairfield NJ

07004

City

State

Zip

Cheydt@dresdnerRobin.com

e-mail address

Jorge Fernandes, NJ Lic. 21A102068400

Architect's Name & License Number

CREARC LLC

Firm's Name

201-628-4695

Phone

Fax

75 Parkhurst Street

Street Address

Newark NJ

07114

City

State

Zip

crearclic@gmail.com

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):
2,874.71 sf **25** x **115** (dimensions)

Zone District(s): **R-1**

Present use: **Multi-family Residential**

Redevelopment Area:
Historic District: **N/A**

Check all that
apply for present
conditions:

- ☐ Conforming Use
☐ Conforming Structure
☐ Vacant Lot

- ☒ Non-Conforming Use
☒ Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

☐ Application for a new building on undeveloped tract

☐ Application for new use of existing building

☐ Application for use of a portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no

Is demolition proposed? ☐ yes ☒ no If yes, is building 150+ years old? ☐ yes age: _____ ☐ no

Number of New Buildings: **One**

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	3	38	3	38
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:

Residential	5,350	sf
Retail		sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	5,350	sf

Number of dwelling units (if applicable):

Studio		units
1 bedroom	4	units
2 bedroom	4	units
3 bedroom		units
4+ bedroom		units
TOTAL:	8	units

Number of lots before subdivision:	
Number of lots after subdivision:	

% of lot to be covered by buildings:	64	%
% of lot to be covered by buildings & pavement:	74	%
Gross floor area (GFA):		sf
Floor Area Ratio (FAR):		

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: _____
 Number of loading spaces & dimensions: number: 0 / Dimensions: _____

Number of Signs: 0
 Height of monument and/or pylon signs: 0

12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size		
Material		
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size		
Material		
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are utilities underground	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input type="checkbox"/> No _____
Are any structures being removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**11.
PARKING &
SIGNAGE**

Number of parking spaces & dimensions: number: 0 / Dimensions: _____
 Number of loading spaces & dimensions: number: 0 / Dimensions: _____

Number of Signs: 0
 Height of monument and/or pylon signs: 0

**12.
INFRA-
STRUCTURE**

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Size Material		
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size Material		
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are utilities underground	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are any structures being removed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No

**14.
APPROVAL
HISTORY**

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

**15.
FEES**

(see attached fee schedule)

STATE CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

**16.
ATTACHMENTS**

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)

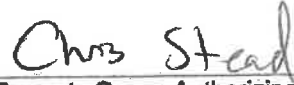
**17.
CERTIFICATION**

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

1.5.2021


Signature of Applicant


Property Owner Authorizing Application if other than Applicant

Notary Public

EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NJ 07307

AFFIDAVIT OF PERFORMANCE

I, JUNYD P FERNANDES / Chris Stead
(Property Owner/Architect/Engineer)

hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of
Adjustment [cross out inapplicable Board] for property at

664 0601-;

Block(s) 22701, Lot(s) 34

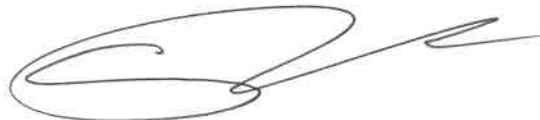
is a full and complete representation of the Site Plan and that it shall be completed as
submitted.


(Property Owner/Architect/Engineer)

Sworn before me this

5 day of Jun, 20 21

Notary Public



EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NJ 07307

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, Chris Strain of full age, being duly sworn
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

7 Glenwood Ave
(owner's address)

in the Town/City of EAST UNION in the County
of HUDSON and State of NJ is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City
aforesaid, and known and designated as:

614 Ocean
(property address)

Block: 22701

Lot(s):

34

Block:

Lot(s):

Block:

Lot(s):

Block:

Lots(s):

and that he/she authorizes Ocean Hudson Capital 664, LLC to
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said
application are true.

By:

[Signature]
(signature of owner)

Sworn to before me this

5 day of Jan 2021

Notary Public

[Signature]

EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NJ 07307

10% OWNERSHIP DISCLOSURE STATEMENT FORM

A corporation or partnership submitting a development application to the Jersey City Planning Board or Board of Adjustment must list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership.

Subject Property Address: 664 Ocean Ave Block(s): 22701
 Lot(s): 34

Applicant: Ocean Hudson Capital 664 LLC Owner: 5120
 Applicant's Address: 7 Glenwood Ave Ste 418 Owner's Address: East Orange N.J. 07017

Entity/Individual	Address	Ownership Interest (%)
Moty Brisk	7 Glenwood Ave Ste 418 East Orange NJ 07017	50%
Chris Stead	7 Glenwood Ave, Ste 418 East Orange NJ 07017	50%

Please attach additional sheet(s) if necessary.

Minor Site Plan Checklist

CASE #:

DATE:

PROPERTY ADDRESS:

APPLICANT:

OWNER:

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Plan drawn, signed, and sealed by a P.E., L.S., P.P., or R.A. as permitted by law and based on a current survey.					
3. The scale shall be a minimum of 1"=20' or as required by the planning staff. No 15' scale.					
4. The plan size shall be one of the following: 8.5x13"; 15x21"; 24x36"; or 30x42".					
5. Current survey upon which plan is based.					
6. A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet.					
7. Title block and basic information: A) Project Title B) Date of Original Preparation and Date(s) of revision C) North arrow to be designed so that north is facing the top of the page. D) Graphic Scale E) Tax block, lot numbers and street addresses F) Name, address and license number of person preparing plan					
8. Zoning table, located on first numbered page					
9. Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.					
10. For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.					
11. Affidavit of Performance					
12. Affidavit of Ownership					
13. 10% disclosure, if applicable					
14. Letter of Rejection from Zoning Officer, if available					
15. Application Fee					
16. Certificate of tax and water bills paid					
17. Current color site photo and photo including adjacent properties, where applicable					
18. Elevations of all applicable façades, including window dimensions					
19. Roof plan, if applicable					
20. Application filed with the Historic Preservation Commission, if applicable.					

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

"C" & "D" Variance Checklist

Jersey City Land Development Ordinance

Application Requirements, Development Procedures & Checklists

"C" & "D" Variance Checklist

CASE #:

DATE:

PROPERTY ADDRESS:

APPLICANT:

OWNER:

11-22-2000
664 Ocean Ave
Ocean Hudson Capital 664

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Affidavit of Performance.					
3. Affidavit of Ownership					
4. One copy of the application for Building Permits or Certificate of Occupancy, if available.					
5. Current survey upon which plan is based.					
6. A statement of Principal Points relative to the Variance as per NJSA-40:55D-70(c) and (d)					
7. Original certified list and block diagram of all property owners within 200 feet.					
8. Notice to property owners (Must be submitted at least 14 days prior to the hearing for staff review)					
9. Affidavit of Vacant and Nonconforming Use indicating length of time property has been vacant, if applicable.					
10. Fourteen sets of folded plans (once complete) of proposed buildings or alterations with the following information: A) All pages must bear an original signature and seal of an engineer or architect licensed in New Jersey. B) A Key Map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning districts, streets and lots involved in the application. To be located on the first numbered drawing sheet. C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variances, deviations, or design standard waiver requests. If any, clearly noted. One table per plan set, to be located on the first numbered drawing sheet. (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Vehicle Parking (# of spaces, dimensions) (6) Bike Parking (# of spaces) (7) Loading (# of berths, dimensions) (8) Access (circulation, driveway width, curbcut dimensions) (9) Signage (10) Landscaping (11) Bonus provisions (12) Building coverage for each structure, if more than one is part of the development parcel.					

"C" "D" Variance Checklist

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
(13) Lot Dimensions (14) Lot size in square feet (15) Buffer areas (16) Gross floor area (17) lot coverage (18) Design standards (list all for which a waiver is requested) D) The scale shall be a minimum of: 1"=20' for tracts up to 40 acres or 1"=50" for tracts over 40 acres. (No 15' scale) E) Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed. F) Demolition Plan, if applicable G) Floor plans with all room dimensions, including basement plan and roof plan H) Elevations, with details of materials and colors, for all applicable facades and window dimensions. I) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison. J) Sign details, if applicable K) North arrow, designated so that the north arrow is facing the top of the page. L) Street addresses and block number(s) M) Dates of drawings and revisions, if any N) Graphic Scale O) Project title					
11. Notice of Rejection which has been signed by the Zoning Officer, if available					
12. Current color site photo and photo including adjacent properties, where applicable.					
13. Application Fee					
14. Certificate of tax and water bills paid					
15. 10% disclosure statement, if applicable					
16. Application filed with the Historic Preservation Commission, if applicable.					
17. The following must be submitted at least 2 days prior to the hearing: A) Certified Mail Receipts (1) Mounted on 8.5x11 bound paper (2) Six to a page (3) Arranged in the same order as indicated on the certified list of property owners (a properly certified US Postal form 3877 will be accepted in lieu of the mounted receipts, provided that the addresses are arranged in the same order as indicated on the certified list). RETURN RECEIPT POSTCARDS WILL NOT BE ACCEPTED B) Affidavit of Proof of Service C) Affidavit of Publication					

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Division of Zoning

Nick Taylor, Zoning Officer

One Jackson Square

Jersey City, New Jersey 07305

Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

September 22, 2020

Eugene P. O'Connell
853 Summit Avenue
Jersey City, N.J. 07307

Re: 664 Ocean Avenue
Block # 22701 Lot # 34
25X115
3S-F-D-4U-H
Zone: R-1 – One and Two Family Housing District

Dear Mr. O'Connell,

Your proposed renovation, conversion and addition to the above four (4) unit dwelling located in the R-1 Zone to an eight (8) unit dwelling will require Zoning Board approval with all variances deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,

Nick Taylor
Zoning Officer

NT/sp



1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
4. NO RESPONSIBILITY LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
5. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
6. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.E. BUILDINGS, SHEDS, FENCES, ETC.
9. NOTE: THE PROPERTY SHOWN HEREIN HAD SIGNIFICANT TREE/VEGETATIVE/DEBRIS COVER WHEN THE SURVEY WAS PERFORMED. DETAIL IS THEREFORE LIMITED TO THAT WHICH WAS VISIBLE AND ABOVE GROUND AT THE TIME.)

DESCRIPTION:

BEING KNOWN AS LOT 34 IN BLOCK 22701 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY.

CERTIFIED TO:

OCEAN HUDSON CAPITAL 664 LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
EXECUTIVE ABSTRACT TITLE AGENCY, LLC.

ALAN R. BOETTGER

PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 41997

**CLEARPOINT
SERVICES LLC**
Professional Land Surveyors

Headquarters : 2909 W. County Line Rd. | Suite B | Jackson, NJ 08517
New York Office : 390 Broadway | Suite 2 | Monticello, NY 12531
731-925-5445
www.clearsightanalytics.com

CERTIFICATE NO. 24GA28115000

JOB NO. 20-32482

SCALE 1"=20'

DATE: 01-29-20

PLAN OF SURVEY
PREPARED FOR

664 OCEAN AVENUE
-LOT 34 ~ BLOCK 22701~
SITUATED IN THE
CITY OF JERSEY CITY,
HUDSON COUNTY, NJ

TITLE NO. ET 3869

PM - AB



CITY OF JERSEY CITY

Office of the City Assessor
280 Grove Street, Room 116
Jersey City, New Jersey 07302
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

November 30, 2020

PROPERTY LOCATION OF APPLICATION: 664 Ocean Avenue

BLOCK(S): 22701 LOT(S): 34

NAME OF APPLICANT: Eugene P. O'Connell, Esq.
853 Summit Avenue
Jersey City, NJ 07307

APPLICANT'S TELEPHONE #: (201) 963-3668

Pursuant to your request, attached herewith is a list of properties located within the 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.

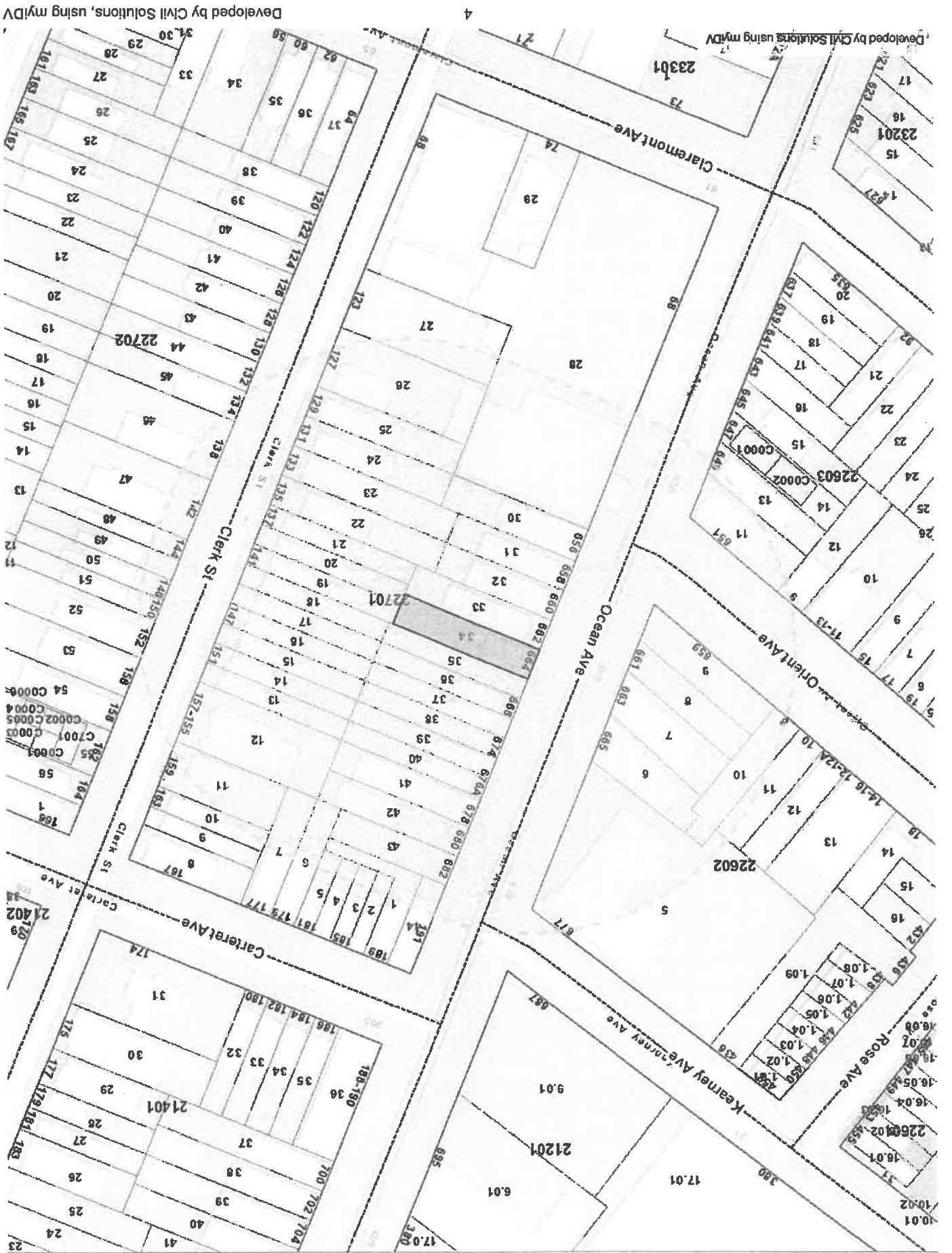
C E R T I F I E D


EDUARDO TOLOZA, City Assessor

11/30/20

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





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 22701 - Lot 34

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

Property Location: 664 Ocean Avenue

Date: November 30, 2020

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
22602	5		677 OCEAN AVE.	TRUSTEES OF CHURCH OF GOD IN CHRIST	677 OCEAN AVE.	JERSEY CITY, NJ	07305
22602	6		665 OCEAN AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.,#2FL.	JERSEY CITY, NJ	07302
22602	7		663 OCEAN AVE.	HADDAD 663 OCEAN AVE., LLC.	1130 MCBRIDE AVE.	WOODLAND PARK, NJ	07424
22602	8		661 OCEAN AVE.	OCEAN MLK URBAN RENEWAL ASSOCIATES	77 PARK ST.	MONTCLAIR, NJ	07042
22602	9		659 OCEAN AVE.	OCEAN MLK URBAN RENEWAL ASSOCIATES	77 PARK ST.	MONTCLAIR, NJ	07042
22602	10		8 ORIENT AVE.	OCEAN MLK URBAN RENEWAL ASSOCIATES	77 PARK ST.	MONTCLAIR, NJ	07042
22602	11		10 ORIENT AVE.	OCEAN MLK URBAN RENEWAL ASSOCIATES	77 PARK ST.	MONTCLAIR, NJ	07042
22603	11		651 OCEAN AVE.	ARENAS, JOHAN	651 OCEAN AVE.	JERSEY CITY, NJ	07305
22603	12		9 ORIENT AVE.	PAULINO,F.&ACOSTA,S.& D.	9 ORIENT AVE.	JERSEY CITY, N.J.	07305
22603	13		649 OCEAN AVE.	649 OCEAN AVE., LLC.	P.O. BOX 15172	JERSEY CITY, N.J.	07305
22701	1		189 CARTERET AVE.	189 CARTERET, LLC	146 FRESH PONDS ROAD	EAST BRUNSWICK, NJ	08816
22701	2		187 CARTERET AVE.	AMIN, KAMAL	49 EDWARDS CT	BAYONNE, NJ	07002
22701	3		185 CARTERET AVE.	PEREZ, CHRISTOPHER	185 CARTERET AVE.	JERSEY CITY, NJ	07305
22701	4		183 CARTERET AVE.	SILBERSTEIN, JOEL	183 CARTERET AVE.	JERSEY CITY, N.J.	07305
22701	5		181 CARTERET AVE.	REARDON, DAVID	181 CARTERET AVE.	JERSEY CITY, NJ	07305
22701	6		179 CARTERET AVE.	AMIN, KAMAL	49 EDWARDS CT	BAYONNE, NJ	07002
22701	7		177 CARTERET AVE.	177 CARTERET, LLC.	183 HOOPER ST.	BROOKLYN, NY	11206
22701	10		163 CLERK ST.	165 CLERK HOLDINGS, LLC	117 1TH ST., STE 209	BROOKLYN, NY	11215

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
22701	11		159 CLERK ST.	MC QUILLA, BERNICE J. & MICHELLE	159 CLERK STREET	JERSEY CITY, N.J.	07305
22701	12		157-155 CLERK ST.	SWINNEY, DANNY M. & CAROL R.	73 LEMBECK AVE.	JERSEY CITY, N.J.	07305
22701	13		153 CLERK ST.	SIMMONS, AUDREY	134 KRONE PLACE	HACKENSACK, NJ	07601
22701	14		151 CLERK ST.	MELO,RAUL A & GONZALEZ,FRANKLIN	151 CLERK ST.	JERSEY CITY, NJ	07305
22701	15		149 CLERK ST.	GONZALEZ, FRANKLIN & MELO, RAUL	149 CLERK ST.	JERSEY CITY, NJ	07305
22701	16		147 CLERK ST.	REID, WOODROW & JOHNNIE MAE	147 CLERK ST.	JERSEY CITY, N.J.	07305
22701	17		145 CLERK ST.	ROEGIES, ERIKA & BURROWS, CHRISTOPHER	145 CLERK ST.	JERSEY CITY, NJ	07305
22701	18		143 CLERK ST.	BUSNEL, PATRICE	143 CLERK ST.	JERSEY CITY, N.J.	07305
22701	19		141 CLERK ST.	KRASNOFF, JULIUS	141 CLERK ST	JERSEY CITY, NJ	07305
22701	20		139 CLERK ST.	ROBINSON, ANGELA	139 CLERK ST.	JERSEY CITY, N.J.	07305
22701	21		137 CLERK ST.	FLANNIGAN, EILEEN	6 BARNES CT.	EAST BRUNSWICK, NJ	08816
22701	22		135 CLERK ST.	KIRKPATRICK, BRENDAN & MARITZA	135 CLERK ST.	JERSEY CITY, NJ	07305
22701	23		133 CLERK ST.	CANALES, JOSE & IVON	133 CLERK STREET	JERSEY CITY, NJ	07304
22701	24		131 CLERK ST.	CHARLES, ALPHONSO	131 CLERK STREET	JERSEY CITY, NJ	07305
22701	25		129 CLERK ST.	MAZYCK, SANDY	129 CLERK ST. #2	JERSEY CITY, NJ	07305
22701	26		127 CLERK ST.	TORRES, CARLOS	127 CLERK ST.	JERSEY CITY, NJ	07305
22701	27		123 CLERK ST.	OUR LADY OF SORROWS CHURCH	93-95 CLERK STREET	JERSEY CITY, NJ	07305
22701	28		68 CLAREMONT AVE.	OUR LADY OF SORROWS R.C. CHURCH	93-95 CLERK STREET	JERSEY CITY, NJ	07305
22701	30		656 OCEAN AVE.	ADAR OCEAN, LLC	344 GROVE ST., #246	JERSEY CITY, NJ	07302
22701	31		658 OCEAN AVE.	MONEGRO, JHONY & MARIA	658 OCEAN AVE.	JERSEY CITY, NJ	07305
22701	32		660 OCEAN AVE.	RUIZ, SONIA	19 MCDAVITT PLACE	DOVER, NJ	07801
22701	33		662 OCEAN AVE.	176 FULTON, LLC.	159 FULTON AVE.	JERSEY CITY, NJ	07305
22701	35		666 OCEAN AVE.	473 BERGEN LLC	330 WASHINGTON ST.PMB 509	HOBOKEN, NJ	07030
22701	36		668 OCEAN AVE.	664 OCEAN,LLC	1590 ANDERSON AVE.,#19F	FORT LEE, NJ	07024
22701	37		670 OCEAN AVE.	WEBB, CHARLIE & FANNIE	670 OCEAN AVENUE	JERSEY CITY, N.J.	07305
22701	38		674 OCEAN AVE.	OCEAN APARTMENTS, LLC.	674 OCEAN AVE.	JERSEY CITY, NJ	07305

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
22701	39		676 OCEAN AVE.	EDM, LLC.	1575 50TH ST., STE 201	BROOKLYN, NY	11219
22701	40		676A OCEAN AVE.	EDM, LLC.	1575 50TH ST., STE 201	BROOKLYN, NY	11219
22701	41		678 OCEAN AVE.	FAITH TEMPLE BAPTIST CHURCH	678 OCEAN AVENUE	JERSEY CITY, NJ	07305
22701	42		680 OCEAN AVE.	FAITH TEMPLE BAPTIST CHURCH	678 OCEAN AVENUE	JERSEY CITY, NJ	07305
22701	43		682 OCEAN AVE.	FAITH TEMPLE BAPTIST CHURCH	678 OCEAN AVENUE	JERSEY CITY, NJ	07305
22701	44		191 CARTERET AVE.	SHARIF, ARNOLD A.	191 CARTERET AVE.	JERSEY CITY, NJ	07305
22702	45		134 CLERK ST.	ACOSTA-MEDINA, CARLOS E.	134 CLERK ST	JERSEY CITY, NJ	07305
22702	46		138 CLERK ST.	MURPHY, ANNE A.	138 CLERK ST.	JERSEY CITY, NJ	07305
22702	47		142 CLERK ST.	HARIKRISHIN, HARRY	23 TERHUNE AVE.	JERSEY CITY, NJ	07305
22702	48		144 CLERK ST.	GARDNER, JEANETTE M.	144 CLERK ST.	JERSEY CITY, N.J.	07305
22702	49		146 CLERK ST.	HRANICHNY,ROBERT &SANDERSON,AUSTIN	146 CLERK ST.	JERSEY CITY, NJ	07305
22702	50		148 CLERK ST.	MONROE, MELVIN & IRMA	148 CLERK ST.	JERSEY CITY, N.J.	07305
22702	51		150 CLERK ST.	HOPPIN, MYRLEEN	150 CLERK ST.	JERSEY CITY, N.J.	07305
22702	52		152 CLERK ST.	MOHAMMAD, ANWAND	106 LINDEN AVE	KEARNEY, NJ	07032



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 11-23-20

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 22701 Lot # 34 Qual #

Property Location: 664 Ocean Ave Jersey City NJ 07017

In the City of Jersey City are as follows:

X Paid thru 4th quarter 20 20

Delinquent for _____ quarter 20 _____

_____ Tax Exempt

MA In Lien Status Certificate # _____

