

# MURPHY SCHILLER & WILKES LLP

ATTORNEYS AT LAW

Direct: (973) 705 – 7421  
[cmurphy@murphyllp.com](mailto:cmurphy@murphyllp.com)

March 1, 2023

## VIA FEDEX OVERNIGHT & EMAIL

Matt Ward, Supervising Planner  
Department of Housing, Economic Development & Commerce (HEDC)  
Division of City Planning  
1 Jackson Square  
Jersey City, NJ 07305  
Email: [MWard@icnj.org](mailto:MWard@icnj.org)

**RE: TMW 660 Tonnele LLC**  
**Application No. Z23-007**  
**660-684 Tonnele Avenue, Jersey City, NJ (Block 2001; Lot 4, 5, 6 and 7)**  
**NOTICE PACKAGE SUBMISSION**

Dear Matt,

This firm represents TMW 660 Tonnele, LLC in connection with the above-referenced application. Enclosed please find the following:

1. Affidavit of Proof of Service
2. Copy of Property Owner Notice
3. Copy of Newspaper Notice
4. Affidavit of Publication from the Jersey Journal
5. Copy of 200 Foot List from City of Jersey City
6. Certified Mail Receipts (for Property Owner Notice)

Thank you for your attention to this matter. Please feel free to contact me with any questions.

Very truly yours,



CHRIS J. MURPHY, ESQ.  
Attorney for Applicant

**AFFIDAVIT OF PROOF OF SERVICE  
ZONING BOARD OF ADJUSTMENT  
CITY OF JERSEY CITY**

**Application Number: Z23-007**

**STATE OF NEW JERSEY**

) S.S.

)

**COUNTY OF ESSEX**

**Chris J. Murphy** of full age, being duly sworn according to law, deposes and says, that he maintains offices at **24 Commerce Street, 12<sup>th</sup> Floor in Newark, County of Essex and State of New Jersey**; and that **TMW 660 Tonnele Avenue, LLC** is an applicant in a proceeding before the Zoning Board of Adjustment, City of Jersey City, being application under the Zoning Ordinance, and which has the Calendar No. **Z23-007**, and related to premises, 660-684 Tonnele Avenue, Jersey City, NJ (**Block 2001, Lot 4, 5, 6 and 7**); and that on or before **February 27, 2023**, which is at least 10 days prior to the date of hearing (**March 9, 2023**), he gave written notice of the hearing on this application to each and all of the owners of property affected by said application, in the form hereinafter set forth, and according to the attached lists, and in the manner indicated therein, and the notice published in an official newspaper of general circulation in the City of Jersey City.

A copy of said notices are attached hereto.

Respectfully,

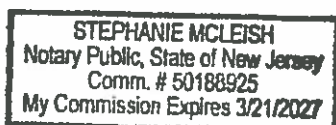
**TMW 660 Tonnele Avenue, LLC – Applicant**

By: \_\_\_\_\_

**CHRIS J. MURPHY, ESQ.**  
Attorney for Applicant  
TMW 660 Tonnele Avenue, LLC

Sworn to before me, this 1<sup>st</sup> day of March, 2023.





**CITY OF JERSEY CITY ZONING BOARD OF ADJUSTMENT  
NOTICE TO PROPERTY OWNERS**

**Application No: #Z23-007**

**TO:** All property owners and other parties entitled to notice within a 200-foot radius of the property located at 660-684 Tonnele Avenue, Jersey City, New Jersey and further designated as Block 2001, Lots 4, 5, 6, and 7 on the Tax Map of the City of Jersey City, County of Hudson, State of New Jersey.

**PLEASE TAKE NOTICE** that the Zoning Board of Adjustment of the City of Jersey City ("Board") will conduct a **VIRTUAL PUBLIC HEARING** on Thursday, March 9<sup>th</sup>, 2023, at 6:30 p.m., via Zoom, a web-based video conference application, in connection with the property located at 660-684 Tonnele Avenue, Jersey City, New Jersey and further designated as Block 2001, Lots 4, 5, 6, and 7 on the Tax Map of the City of Jersey City, County of Hudson, State of New Jersey ("Property"). The Owner/Applicant is TMW 660 Tonnele LLC ("Applicant"). The Applicant seeks Preliminary and Final Site Plan Approval, Conditional Use Variance Relief and C variance relief associated with the operation of a Cannabis Retail Establishment that will be operated by the Medicine Woman, LLC. The Property is in the Highway Commercial Zoning District ("HC Zone"). Cannabis Retail Establishments are conditional uses in the HC Zone. The Applicant requires a conditional use variance.

The Applicant seeks Preliminary and Final Site Plan Approval, a conditional use variance and "C" Variance Approvals in connection with the development application submitted by Applicant. The Applicant proposes to renovate one of two existing structures on the site in connection with the operation of a Class 5 Cannabis Retail Establishment. A second structure will be demolished, and additional parking provided.

The Applicant seeks the following approvals: Preliminary and Final Site Plan Approval: Renovation of an existing structure, demolition of a second existing structure, 18 on-site parking spaces plus 2 EV space credits and site improvements associated with the operation of a Class 5 Cannabis Retail Establishment. Conditional Use Variance: Class 5 Cannabis Retail Establishment permitted in the HC Zone if no variances from the HC Zone standards are required: Variances from the HC Zone standards are required for number of parking spaces (20 required, 18 on-site proposed plus 2 EV credits); landscaping (½ of required trees must be along right of way in HC Zone, none proposed), number of signs along the frontage (1 sign permitted, 2 proposed), and sign height (4.88 feet permitted, 7 feet proposed). In addition, the Applicant seeks C Variance relief as follows: Minimum Front Yard Setback: 30 feet is required, 1.4 feet existing and proposed; Minimum Side Yard/Perimeter Setbacks: 30 feet is required, 0.2 feet existing and proposed; Parking: Number of Spaces: 20 required, 18 provided plus 2 EV credits; Parking Lot Screening: Screening for surface parking visible from roadway is required; no screening is proposed; Drive Aisle Width: 20 feet required; 23.8 feet existing, 18 feet proposed; Driveway Requirement: driveway aisle for angled spaces of 60 degrees and 8.5 feet width requires 20 feet, 18 feet proposed; Loading Requirement: vertical clearance of 15 feet required, 12 feet existing and proposed; Loading Requirement: Loading space must be separated from parking circulation, the proposed

loading space does not comply; Landscape Requirement: new construction or building renovation shall provide street trees, no street trees provided; Landscape Requirement: One Street Tree for every 25 feet of frontage or 14 trees required, 0 street trees existing and proposed; Landscape Requirement: One Shade Tree for every 10 parking space or 1.8 trees required, 0 provided; Landscape Requirement: ½ of the required trees must be along right of way in HC Zone, no trees provided; Buffer Requirement: Landscape Buffer/Living screen is required to block glare from automobile headlights, existing and proposed do not comply; Buffer Requirement: Landscape buffer along property lines abutting residential uses from parking, loading, outside equipment or storage required, no buffer along residential use property lines provided; Lighting Requirement: Minimum average of 1 foot per Foot Candle and shall not exceed a maximum average of 2 Foot Candles throughout the parking lot is required, 2.7 Foot Candles is proposed; Lighting Requirement: Maximum at property lines; ½ Foot Candle required, proposed plan exceeds ½ Foot Candles; Bike Parking: Non-residential bike uses indoor and outdoor bike parking required, no indoor bike parking provided; Signage: Building Mounted Sign Height: no more than 25% of the height of the façade permitted (4.88 feet), 7 feet proposed, Signage: Number of Signs along the frontage: 1 sign permitted, 2 signs proposed. Lastly, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

Any person or persons affected by or interested in this application may have an opportunity to be heard and to address the Board at the VIRTUAL HEARING on Thursday, March 9<sup>th</sup>, 2023, at 6:30 p.m. which may continue at further hearings without further notice. You may appear on the virtual link below, or by attorney, and present comments which you may have regarding the application. You may address the Board at the meeting on via Zoom, a web-based video conference application, or by telephone, using the following:

Topic: Zoning Board of Adjustment  
Day/Time: Thursday 6:30pm

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/83659307838>

Or One tap mobile :  
US: +13017158592,83659307838# or +13052241968,,83659307838#

Or Telephone:  
Dial(for higher quality, dial a number based on your current location):  
US: +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623

Webinar ID: 836 5930 7838  
International numbers available: <https://us02web.zoom.us/j/83659307838>

**PLEASE TAKE FURTHER NOTICE** that application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number at [data.jerseycitynj.gov](http://data.jerseycitynj.gov). The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. For more information on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning). Any questions regarding this application can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org).

TMW 660 Tonnele LLC – Applicant

*/s/ Chris Murphy*

Chris Murphy, ESQ.

Murphy Schiller & Wilkes LLP

Attorneys for Applicant

24 Commerce Street, 12<sup>th</sup> Floor

Newark, New Jersey 07102

## **NOTICE OF VIRTUAL PUBLIC HEARING**

### **CITY OF JERSEY CITY ZONING BOARD OF ADJUSTMENT**

**Application No: #Z23-007**

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TMW 660 Tonnele LLC – Applicant

*/s/ Chris Murphy*

Chris Murphy, ESQ.

Murphy Schiller & Wilkes LLP

Attorneys for Applicant

24 Commerce Street, 12<sup>th</sup> Floor

Newark, New Jersey 07102



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 02/27/2023

*Mary C. Taylor*  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 27th day of February 2023

*Diana L. Hauser*  
Notary Public

DIANA L. HAUSER  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50136252  
My Commission Expires 09/08/2025



**NOTICE OF VIRTUAL  
PUBLIC HEARING**

**CITY OF JERSEY CITY  
ZONING BOARD OF ADJUSTMENT**

Application No: #Z23-007

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or +1 309 205 3325 or +1 312 626 6799  
or +1 646 931 3860 or +1 929 205 6099  
or +1 386 347 5053 or +1 507 473 4847  
or +1 564 217 2000 or +1 669 444 9171  
or +1 669 900 6833 or +1 689 278 1000  
or +1 719 359 4580 or +1 253 205 0468  
or +1 253 215 8782 or +1 346 248 7799  
or +1 360 209 5623

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TMW 660 Tonnele LLC – Applicant  
/s/ Chris Murphy  
Chris Murphy, ESQ.  
Murphy Schiller & Wilkes LLP  
Attorneys for Applicant  
24 Commerce Street, 12th Floor  
Newark, New Jersey 07102

02/27/23

\$437.74



## CITY OF JERSEY CITY

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

**EDUARDO TOLOZA, CITY ASSESSOR**

**January 3, 2023**

**PROPERTY LOCATION OF APPLICATION: 660-684 Tonnele Avenue**

**BLOCK(S): 2001 LOT(S): 4, 5, 6 & 7**

**NAME OF APPLICANT: Murphy Schiller & Wilkes LLP**  
24 Commerce Street, 12<sup>th</sup> Floor  
Newark, NJ 07102

**APPLICANT'S TELEPHONE #: (973) 358-5510**

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.

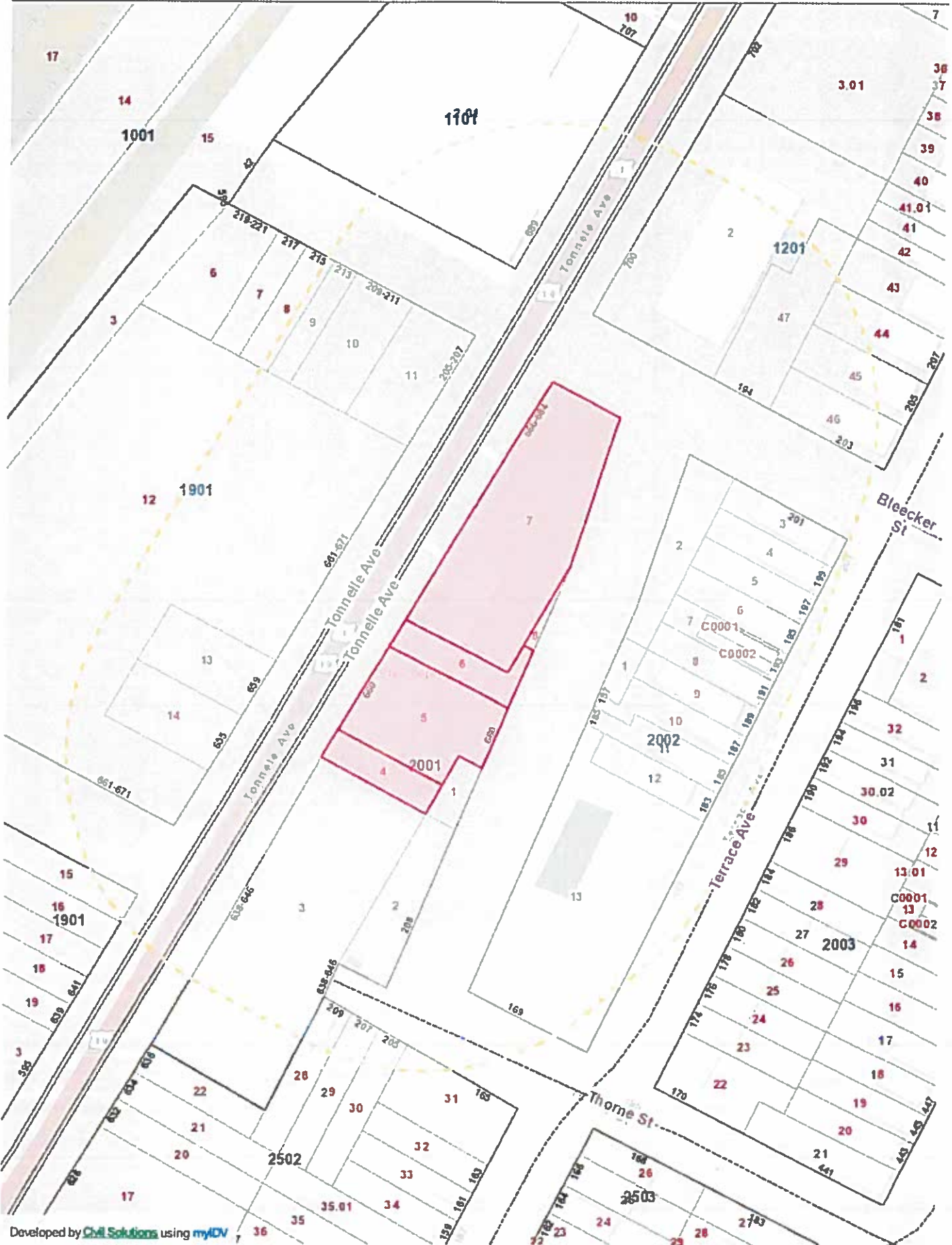
**C E R T I F I E D**

  
**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





## CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 2001 - Lots 4, 5, 6 & 7

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

Property Location: 660-684 Tonnele Avenue

Date: January 3, 2023

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
1101	2.01		689 TONNELE AVE.	651 TONNELE AVE C/O DAYLIGHT TRANS	1501 HUGHES WAY S-200	LONG BEACH, CA	90810
1201	2		700 TONNELE AVE.	GMJ-MAR REALTY HOLDING LLC	385 KEARNY AVENUE	KEARNY, NJ	07032
1201	43		209 TERRACE AVE.	VICENCIO, FLORENCIO	209 TERRACE AVE.	JERSEY CITY, N.J.	07307
1201	44		207 TERRACE AVE.	SURTI, AJAY & MINA	207 TERRACE AVE.	JERSEY CITY, N.J.	07307
1201	45		205 TERRACE AVE.	MAHADEO, HIMRAJ	205 TERRACE AVE.	JERSEY CITY, NJ	07307
1201	46		203 TERRACE AVE.	JOGIA, PARTH	203 TERRACE AVE.	JERSEY CITY, NJ	07307
1201	47		194 BLEECKER ST.	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, N.J.	07307
1901	8		215 BLEECKER ST.	DIAMOND SHAMROCK CORP	P.O. BOX 27570	HOUSTON, TEX.	77227
1901	9		213 BLEECKER ST.	DIAMOND SHAMROCK CORP	P.O. BOX 27570	HOUSTON, TEX.	77227
1901	10		209-211 BLEECKER ST.	DIAMOND SHAMROCK CORP	P.O. BOX 27570	HOUSTON TEX.	77227
1901	11		205-207 BLEECKER ST.	DIAMOND SHAMROCK CORP	P.O. BOX 27570	HOUSTON TEX.	77227
1901	12		661-671 TONNELE AVE.	DIAMOND SHAMROCK CORP	P.O. BOX 27570	HOUSTON TEX.	77227
1901	13		659 TONNELE AVE.	DIAMOND SHAMROCK CORP	P.O. BOX 27570	HOUSTON TEX.	77227
1901	14		655 TONNELE AVE.	DIAMOND SHAMROCK CORP	P.O. BOX 27570	HOUSTON TEX.	77227
1901	15		TONNELE AVE.	DIAMOND SHAMROCK CORP	P.O. BOX 27570	HOUSTON, TEX.	77227
2001	1		HILLSIDE RD.	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY N J	07302

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
2001	2		208 THORNE ST.	HERKIMER BK INVESTMENTS,LLC%LRM,LLC	611 RIVER DRIVE, 4TH FLR	ELMWOOD PARK, NJ	07407
2001	3		638-646 TONNELE AVE.	MAK, ILENE & NG, STONE	243 GROVE ST.	JERSEY CITY, N.J.	07302
2001	8		HILLSIDE RD.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
2002	1		HILLSIDE RD.	JINDELLA, ROSE %DEBORAH JINDELA	75 OLD MILL RD.	CHESTER, N.J.	07930
2002	2		HILLSIDE RD.	JUDGE, GREGORY	819 BERGEN AVE	JERSEY CITY, NJ	07306
2002	3		201 TERRACE AVE.	LOARTE,E.,F.&GUTIERREZ-FERNANDEZ,R.	201 TERRACE AVE.	JERSEY CITY, NJ	07306
2002	4		199 TERRACE AVE.	CANALES, ESTHER & SANDRA E.	199 TERRACE AVE.	JERSEY CITY, NJ	07307
2002	5		197 TERRACE AVE.	BHATT, LEENA	197 TERRACE AVE.	JERSEY CITY, N.J.	07307
2002	6		195 TERRACE AVE.	ALVAREZ, JOSE I.	106-22 50 AVE., 2ND FL.	CORONA, NY	11368
2002	7		193 TERRACE AVE.	SYLVIA CONDOMINIUM ASSOC.,INC.	193 TERRACE AVE.	JERSEY CITY, NJ	07307
2002	7	C0001	193 TERRACE AVE.	KUMAR, VARUN & LINNA	193 TERRACE AVE., #1	JERSEY CITY, NJ	07307
2002	7	C0002	193 TERRACE AVE.	CHANG, SUNNY & LANMAN, BENJAMIN	193 TERRACE AVE., #2	JERSEY CITY, NJ	07307
2002	8		191 TERRACE AVE.	191 TERRACE AVE., LLC.	41 FOX TERRACE	KINNELON, NJ	07405
2002	9		189 TERRACE AVE.	OSMAN, MAGDY	189 TERRACE AVE.	JERSEY CITY, NJ	07307
2002	10		187 TERRACE AVE	BROZOWSKI, JOHN & LYNN	187 TERRACE AVE	JERSEY CITY, N J	07307
2002	11		185 TERRACE AVE	185 TERRACE AVE. LLC.	185 TERRACE AVE	JERSEY CITY, NJ	07307
2002	12		183 TERRACE AVE.	ALFRED, ALKEES	183 TERHUNE AVE.	JERSEY CITY, NJ	07305
2002	13		169 TERRACE AVE.	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY N J	07307
2502	28		209 THORNE ST.	GRATIL, CONSTANCIA	209 THORNE ST.	JERSEY CITY, N.J.	07307
2502	29		207 THORNE ST.	207 THORNE ST, LLC.	207 THORNE ST.	JERSEY CITY, NJ	07307
2502	30		205 THORNE ST.	FU, LI	11 BUTTERNUT ST.	JERSEY CITY, NJ	07305
2502	31		165 TERRACE AVE.	VO, KIM C.	165 TERRACE AVE.	JERSEY CITY, NJ	07307



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**P.S.E.&G.**  
**80 PARK PLAZA**  
**NEWARK, NEW JERSEY 07102**

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**JERSEY CITY M.U.A.**  
**555 ROUTE 440**  
**JERSEY CITY, NEW JERSEY 07305**

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**COMCAST CABLEVISION**  
**2121 KENNEDY BLVD.**  
**JERSEY CITY, NJ 07305**

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**VERIZON TELEPHONE**  
**540 BROAD STREET**  
**NEWARK, NEW JERSEY 07102**

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**UNITED WATER COMPANY**  
**200 HOOK ROAD**  
**HARRINGTON PARK, NJ 07640**

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**651 TONNELE AVE C/O DAYLIGHT TRANS**  
**1501 HUGHES WAY S-200**  
**LONG BEACH, CA 90810**

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GMJ-MAR REALTY HOLDING LLC  
 385 KEARNY AVENUE  
 KEARNY, NJ 07032

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MAHADEO, HIMRAJ  
 205 TERRACE AVE.  
 JERSEY CITY, NJ 07307

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VICENCIO, FLORENCIO  
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SURTI, AJAY & MINA  
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CITY OF JERSEY CITY  
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**DIAMOND SHAMROCK CORP**  
**P.O. BOX 27570**  
**HOUSTON, TEX. 77227**

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**JINDELLA, ROSE %DEBORAH JINDELA**  
**75 OLD MILL RD.**  
**CHESTER, N.J. 07930**

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**HERKIMER BK INVESTMENTS, LLC %LRM, LLC**  
**611 RIVER DRIVE, 4TH FLR**  
**ELMWOOD PARK, NJ 07407**

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**JUDGE, GREGORY**  
**819 BERGEN AVE**  
**JERSEY CITY, NJ 07306**

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**MAK, ILENE & NG, STONE**  
**243 GROVE ST.**  
**JERSEY CITY, NJ 07307**

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☐ Adult Signature Required \$  
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**LOARTE, E. F. & GUTIERREZ-FERNANDEZ, R.**  
**201 TERRACE AVE.**  
**JERSEY CITY, NJ 07306**

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 JERSEY CITY, NJ 07307

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SYLVIA CONDOMINIUM ASSOC., INC.  
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 JERSEY CITY, NJ 07307

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BHATT, LEENA  
 197 TERRACE AVE.  
 JERSEY CITY, NJ 07307

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KUMAR, VARUN & LINNA  
 193 TERRACE AVE., #1  
 JERSEY CITY, NJ 07307

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ALVAREZ, JOSE I.  
 106-22 50 AVE., 2ND FL.  
 CORONA, NY 11368

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CHANG, SUNNY & LANMAN, BENJAMIN  
 193 TERRACE AVE., #2  
 JERSEY CITY, NJ 07307

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191 TERRACE AVE., LLC.  
 41 FOX TERRACE  
 KINNELON, NJ 07405

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185 TERRACE AVE. LLC.  
 185 TERRACE AVE  
 JERSEY CITY, NJ 07307

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OSMAN, MAGDY  
 189 TERRACE AVE.  
 JERSEY CITY, NJ 07307

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☐ Adult Signature Required \$  
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ALFRED, ALKEES  
 183 TERHUNE AVE.  
 JERSEY CITY, NJ 07305

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☐ Adult Signature Restricted Delivery \$

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BROZOWSKI, JOHN & LYNN  
 187 TERRACE AVE  
 JERSEY CITY, NJ 07307

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☐ Adult Signature Restricted Delivery \$

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GRATIL, CONSTANCIA  
 209 THORNE ST.  
 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 \$  
Total Postage and Fees \$

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207 THORNE ST, LLC.  
207 THORNE ST.  
JERSEY CITY, NJ 07307

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☐ Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Fees \$

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NJ DEPARTMENT OF TRANSPORTATION  
1035 PARKWAY AVENUE  
TRENTON, NJ 08625

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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Fees \$

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FU, LI  
11 BUTTERNUT ST.  
JERSEY CITY, NJ 07305

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☐ Return Receipt (electronic) \$  
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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Fees \$

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HUDSON COUNTY PLANNING DEPARTMENT  
830 BERGEN AVENUE  
FLOOR 6A  
JERSEY CITY, NJ 07306

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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Fees \$

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VO, KIM C.  
165 TERRACE AVE.  
JERSEY CITY, NJ 07307

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☐ Adult Signature Restricted Delivery \$  
Postage \$  
Total Postage and Fees \$

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NEW JERSEY DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
401 E STATE STREET  
TRENTON, NJ 08608

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