

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY)
COUNTY OF HUDSON) ss.

On October 1, 2020, Stephen Joseph, Esq., of full age, being duly sworn according to law, deposes and says, that he works at The Cherami Law Firm LLC in the City of Jersey City, County of Hudson and State of New Jersey that he is the applicant's Attorney in a proceeding before the Zoning Board of Adjustments of the City of Jersey City, New Jersey which has the Case # Z20-005 and related to premises located at:

3375-3379 Kennedy Boulevard

Block: 3406 Lots: 17 & 18

On October 1, 2020, Stephen Joseph, Esq. gave written notice of this application to those upon whom notice must be served in the manner prescribed by law. Attached hereto are the following exhibits demonstrating service was given as described:

Exhibit A – Notice of Hearing

Exhibit B – Certified List of Property Owners

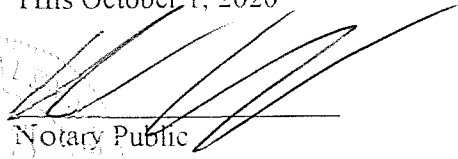
Exhibit C – Proof of Service

Exhibit D – Affidavit of Publication



Attorney For Applicant
Stephen Joseph
An Attorney at Law of
The State of New Jersey
Sworn to and Subscribed before me

This October 1, 2020



Notary Public

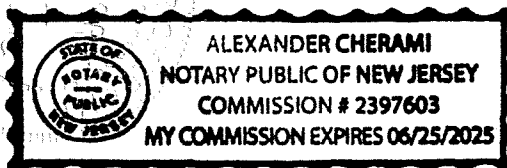


EXHIBIT A
NOTICE OF HEARING

NOTICE OF HEARING
Z20-005

Please be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to inform you that an Application(s) for:

Amended Site Plan Approval with prior D Variance Approval for (i) Use where one- and two-family homes are permitted and a multifamily is proposed and; and prior C Variance Approval for (i) **Side Yard Setback** where 2 feet one side and 5 feet combined sides are required and 2 feet is provided (ii) **minimum rear yard setback** where 20 feet minimum is required in the rear yard, 35 feet is required in the front and rear combined and 3.08 feet is provided (iii) **Maximum building coverage/lot coverage** where 60%/85% is permitted and 79.1%/97.9% is provided And new C variance approval for (i) **off street parking** where 10 spaces are required and 5 spaces were previously approved and 3 spaces are being proposed

And any other variance(s) the Board may deem as required, has been filed with the Jersey City **Zoning Board of Adjustments** for property located at:

3373-3379 JFK Blvd, Jersey City, NJ

And according to the Jersey City Tax Map, also known as: Block(s) 3406 Lot(s) 17 & 18

The purpose of this application is to: **Amend approval Z18-011 to include an elevator and bulkhead, remove two parking spaces, add a refuse plan, revise floor plans due to addition of elevator, and remove commercial access doors on ground floor in the R-1 Zone**

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of **October 8, 2020 at 6:30 pm** via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/88048779540> Telephone: Dial: US: +1 929 205 6099 or +1 312 626 6799 **Webinar ID: 880 4877 9540**

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning> Application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number. Links to agendas and plans are also available on the City Planning website and data portal:

<https://data.jerseycitynj.gov/pages/home/>

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org

By: Stephen Joseph, Esq.
Attorney for the Applicant
(201) 413-9000

EXHIBIT B
CERTIFIED LIST OF PROPERTY OWNERS



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

September 23, 2020

PROPERTY LOCATION OF APPLICATION: 3375-3379 Kennedy Boulevard

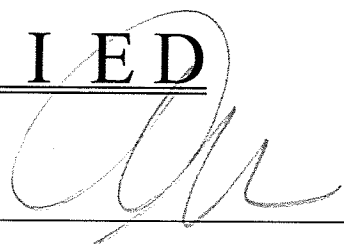
BLOCK(S): 3406 LOT(S): 17 & 18

NAME OF APPLICANT: Nicholas J. Cherami, Esq.
236A Newark Avenue
Jersey City, NJ 07302

APPLICANT'S TELEPHONE #: (201) 413-9000

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

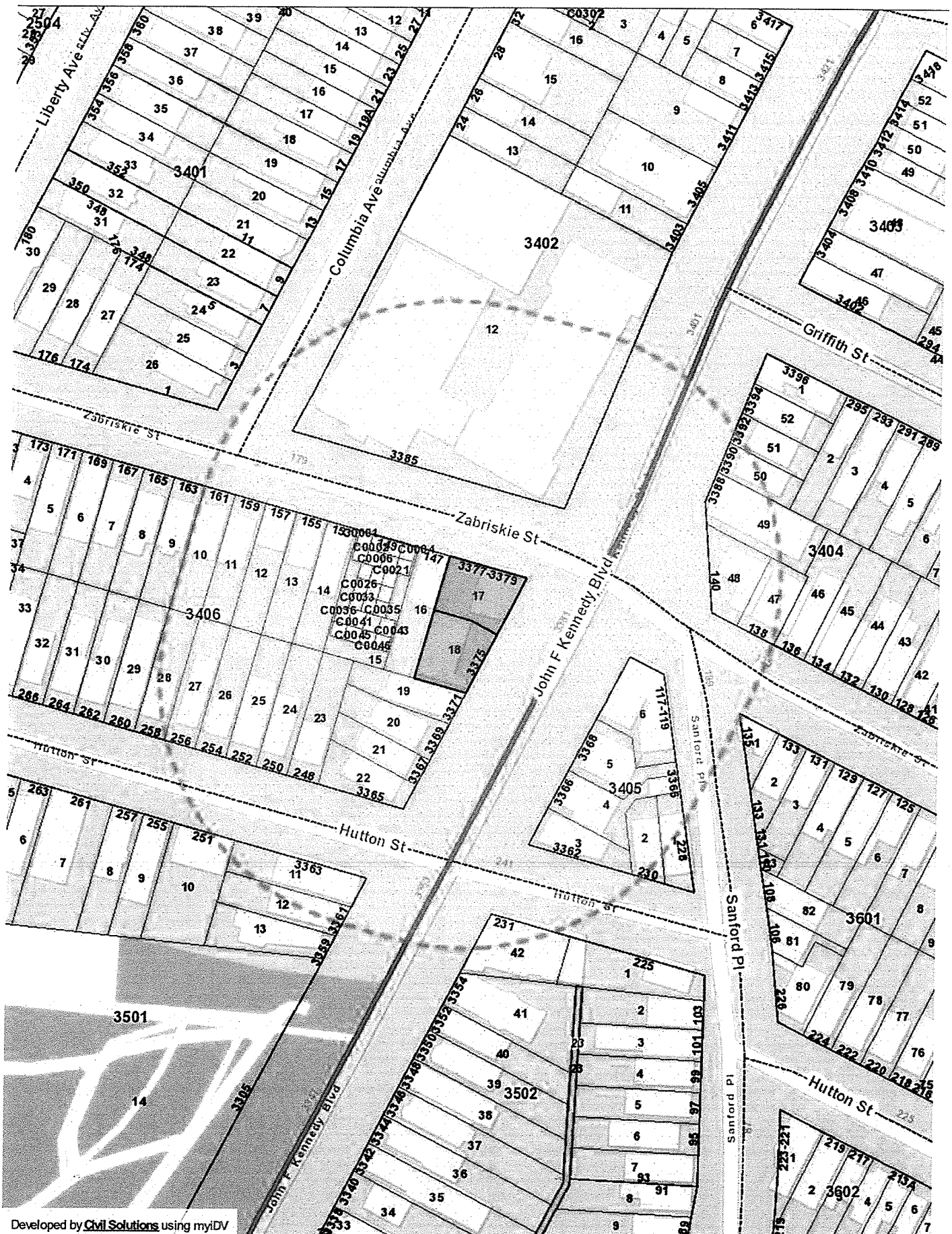

EDUARDO TOLOZA, City Assessor

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 3406 - Lots 17 & 18

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

Property Location: 3375-3379 Kennedy Boulevard

Date: September 23, 2020

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
3402	12		3385 KENNEDY BLVD.	BOARD OF EDUCATION OF J C	346 CLAREMONT AVE.	JERSEY CITY N J	07304
3404	47		138 ZABRISKIE ST.	THANVI, SHARIQ ALVI	138 ZABRISKIE ST.	JERSEY CITY, N.J.	07307
3404	48		140 ZABRISKIE ST.	FELIX, ANGELO	140 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3404	49		3388 KENNEDY BLVD.	MALISZEWSKI, PIOTR	5 SANFORD PL.	JERSEY CITY, NJ	07307
3404	50		3390 KENNEDY BLVD.	VAGIAS FAMILY TRUST	3390 KENNEDY BLVD	JERSEY CITY, N J	07307
3404	51		3392 KENNEDY BLVD.	AJODHA, NALINI D. & CHRISTALL	3392 KENNEDY BLVD.	JERSEY CITY, NJ	07307
3405	1		228 HUTTON ST.	SANTIAGO, JOSE & IRMA	228 HUTTON ST., #1	JERSEY CITY, N.J.	07307
3405	2		230 HUTTON ST.	MURRAY, MARIE & MERVIN	230 HUTTON STREET	JERSEY CITY, N.J.	07307
3405	3		3362 KENNEDY BLVD.	SANGHAVI, HARDIK	3362 KENNEDY BLVD.	JERSEY CITY, NJ	07307
3405	4		3366 KENNEDY BLVD.	MORAITIS, JOHN & HARRIET	3364 KENNEDY BLVD	JERSEY CITY, N.J.	07307
3405	5		3368 KENNEDY BLVD.	PARIKH, NITIN & GITA	3368 KENNEDY BLVD.	JERSEY CITY, N J	11374
3405	6		117-119 SANFORD PL	JUSTIN ARMS, L.L.C.	P.O.BOX 2419	GARFIELD, N.J.	07026
3406	10		161 ZABRISKIE ST.	LOWE, JESSE	161 ZABRISKIE ST.	JERSEY CITY, N.J.	07307
3406	11		159 ZABRISKIE ST.	MANALAC-MARTINEZ, MARIA ALICE	159 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	12		157 ZABRISKIE ST.	PANDEY, SHWETA	277 GRIFFITH ST.,#4	JERSEY CITY, NJ	07307
3406	13		155 ZABRISKIE ST.	155 ZABRISKIE STREET, LLC.	115 FEDERAL COURT, #1	PRINCETON, NJ	08540
3406	14		153 ZABRISKIE ST.	CRUZ,JOSE & MERCEDES H/W	153 ZABRISKIE ST.	JERSEY CITY, N.J.	07307
3406	15		149-151 ZABRISKIE ST.	ZABRISKIE ARMS CONDOMINIUM ASSOC.,	149-151 ZABRISKIE ST.	JERSEY CITY, NJ	07307

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
3406	15	C0001	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0002	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0003	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0004	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0005	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0006	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0021	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0022	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0023	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0024	149 ZABRISKIE ST.	CARTAGENA, CRYSTAL E.	468 HIGHLAND AVE.	KEARNY, NJ	07032
3406	15	C0025	149 ZABRISKIE ST.	SATRA, JAGDISH	149 ZABRISKIE ST., #25	JERSEY CITY, N.J.	07307
3406	15	C0026	149 ZABRISKIE ST.	QUINETTE, JOHNSON	149 ZABRISKIE ST. #26	JERSEY CITY, NJ	07307
3406	15	C0031	149 ZABRISKIE ST.	MANI, AJAY & SIVASUBRAMANIAN, ANITHA	149 ZABRISKIE ST., #31	JERSEY CITY, NJ	07307
3406	15	C0032	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0033	149 ZABRISKIE ST.	FAZIO, FRANCISCO	149 ZABRISKIE ST., #33	JERSEY CITY, N.J.	07307
3406	15	C0034	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0035	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0036	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0041	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0042	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0043	149 ZABRISKIE ST.	CHEN, JIAN	28 BURNET ST.	LIVINGSTON, NJ	07039
3406	15	C0044	149 ZABRISKIE ST.	149 ZABRISKIE ST JC, LLC.	149 ZABRISKIE ST.	JERSEY CITY, NJ	07307
3406	15	C0045	149 ZABRISKIE ST.	AUSTIN, ANJALI	918 MILLARD STREET	TALLAHASSEE, FL	32301
3406	15	C0046	149 ZABRISKIE ST.	HALL, KIM	149 ZABRISKIE ST. # 46	JERSEY CITY, NJ	07307
3406	15	C7001	149 ZABRISKIE ST.	JERSEY ZABRISKIE REALTY, LLC	5 DELAWARE ROAD	MORRISTOWN, NJ	07960
3406	16		147 ZABRISKIE ST.	VERA, CLEMENCIA & MICHAEL A.	6 CYPRESS DR	EASTAMPTON, NJ	08060

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
3406	19		3371 KENNEDY BLVD.	ORREGO, LIGIA	3371 KENNEDY BLVD.	JERSEY CITY, NJ	07302
3406	20		3369 KENNEDY BLVD.	CORRALES, JANET	10 LIVINGSTON AVENUE	LYNDHURST, NJ	07071
3406	21		3367 KENNEDY BLVD.	PENA, NEWTON A.	3 DOGWOOD LANE	NUTLEY, NJ	07110
3406	22		3365 KENNEDY BLVD.	REZABALA, J.; PENACHI,E.& OBANDO,G.	3365 KENNEDY BLVD.	JERSEY CITY, NJ	07307
3406	23		248 HUTTON ST.	RATH, MATTHEW & SARAHJANE	248 HUTTON ST.	JERSEY CITY, NJ	07307
3406	24		250 HUTTON ST.	KEARNS, STEPHEN & FRANCES	250 HUTTON STREET	JERSEY CITY, N.J.	07307
3406	25		252 HUTTON ST.	ESTEVEZ, SERGIO & MARIA	252 HUTTON ST.	JERSEY CITY, N.J.	07307
3406	26		254 HUTTON ST.	SANCHEZ, CARMELO & AIDA	254 HUTTON ST.	JERSEY CITY, NJ	07307
3406	27		256 HUTTON ST.	LOMBARDI, MARGERY	256 HUTTON ST.	JERSEY CITY, N.J.	07307
3406	28		258 HUTTON ST.	ZHOU, MIN	258 HUTTON ST 2ND FL	JERSEY CITY, NJ	07307
3501	10		251 HUTTON ST.	THAKER, SUDHA P.	251 HUTTON ST.	JERSEY CITY, NJ	07307
3501	11		3363 KENNEDY BLVD.	SHIM, JOHN Y. & CYNTHIA CO TRUSTEES	3363 JF KENNEDY BLVD	JERSEY CITY, NJ	07307
3501	12		3361 KENNEDY BLVD.	CARBOGNIN, ROBERT	94 GRETA PL.	EMERSON, NJ	07630
3502	42		231 HUTTON ST.	AMBER REALTY, L.L.C. C/O S. KHAN	524 31ST. STREET APT.2A	UNION CITY, N.J.	07087
3601	1		135 ZABRISKIE ST.	ROSADO, JOSE L. & CARMEN L.	135 ZABRISKIE ST.	JERSEY CITY, NJ	07307

EXHIBIT C
PROOF OF SERVICE
CERTIFIED RECEIPTS

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PSEG
80 PARK PLAZA
NEWARK, NJ 07102

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3375 -
3379
JFK BLVD.

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JERSEY CITY MUA
55 ROUTE
JERSEY CITY, NJ 07305

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Comcast Cablevision
2121 Kennedy Blvd
Jersey City NJ 07305

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VERIZON Telephone
540 Broad St.
NEWARK, NJ 07102

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United Water Company
200 Hook Rd
Harrington Park NJ 07640

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SEP 2020

BOARD OF EDUCATION OF J C
346 CLAREMONT AVE.
JERSEY CITY NJ 07304

Block 3402 Lot 12

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THANVI, SHARIQ ALVI
138 ZABRISKIE ST.
JERSEY CITY, N.J. 07307

Block 3404

Lot 47

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VAGIAS FAMILY TRUS
3390 KENNEDY BLVD
JERSEY CITY, N J 07307

Block 3404

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FELIX, ANGELO
140 ZABRISKIE ST.
JERSEY CITY, NJ 07307

Block 3404

Lot 48

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AJODHA, NALINI D. & CHRISTOPHER
3392 KENNEDY BLVD.
JERSEY CITY, NJ 07307

Block 3404

Lot 51

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MALISZEWSKI, PIOTR
5 SANFORD PL.
JERSEY CITY, NJ 07307

Block 3404

Lot 49

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SANTIAGO, JOSE & IRMA
228 HUTTON ST., #1
JERSEY CITY, N.J. 07307

Block 3405

Lot 1

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Postage

MURRAY, MARIE & MERVIN
 230 HUTTON STREET
 JERSEY CITY, N.J. 07307

Block 3405 Lot 2

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PARIKH, NITIN & GITA
 3368 KENNEDY BLVD.
 JERSEY CITY, N J 11374

Block 3405 Lot 5

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SANGHAVI, HARDIK
 3362 KENNEDY BLVD.
 JERSEY CITY, NJ 07307

Block 3405 Lot 3

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JUSTIN ARMS, L.L.C.
 P.O.BOX 2419
 GARFIELD, N.J. 07026

Block 3405 Lot 6

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

MORAITIS, JOHN & HARRIET
 3364 KENNEDY BLVD
 JERSEY CITY, N.J. 07307

Block 3405 Lot 4

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LOWE, JESSE
 161 ZABRISKIE ST.
 JERSEY CITY, NJ 07307

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MANALAC-MARTINEZ, MARIA CRISTINA
159 ZABRISKIE ST.
JERSEY CITY, NJ 07307

Block 3406

Lot 11

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Postage

CRUZ, JOSE & MERCEDES H/V
153 ZABRISKIE ST.
JERSEY CITY, N.J. 07307

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Lot 14

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Postage

PANDEY, SHWETA
277 GRIFFITH ST., #4
JERSEY CITY, NJ 07307

Block 3406

Lot 12

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ZABRISKIE ARMS CONDOMINIUM ASSOC
149-151 ZABRISKIE ST.
JERSEY CITY, NJ 07307

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Lot 15

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155 ZABRISKIE STREET, LLC.
115 FEDERAL COURT, #1
PRINCETON, NJ 08540

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149 ZABRISKIE ST J C
149 ZABRISKIE ST.
JERSEY CITY, NJ 07307

Block 3406

Lot 15

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149 ZABRISKIE ST JC, LLC.
149 ZABRISKIE ST.
JERSEY CITY, NJ 07307

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149 ZABRISKIE ST.
JERSEY CITY, NJ 07307

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149 ZABRISKIE ST JC, LLC.
149 ZABRISKIE ST.
JERSEY CITY, NJ 07307

Block 3406 Lot 15

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149 ZABRISKIE ST.
JERSEY CITY, NJ 07307

Block 3406 Lot 15

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149 ZABRISKIE ST.
JERSEY CITY, NJ 07307

Block 3406 Lot 15

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149 ZABRISKIE ST.
JERSEY CITY, NJ 07307

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 JERSEY CITY, NJ 07307

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SATRA, JAGDISH
 149 ZABRISKIE ST., #25
 JERSEY CITY, N.J. 07307

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QUINETTE, JOHNSON
 149 ZABRISKIE ST. #26
 JERSEY CITY, NJ 07307

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CARTAGENA, CRYSTAL E.
 468 HIGHLAND AVE.
 KEARNY, NJ 07032

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MANI, AJAY & SIVASUBRAMANIAN, ANITHA
 149 ZABRISKIE ST., #31
 JERSEY CITY, NJ 07307

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FAZIO, FRANCISCO
149 ZABIRSKIE ST.,#33
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JERSEY CITY, NJ 07307

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149 ZABRISKIE ST.

JERSEY CITY, NJ 07307

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AUSTIN, ANJALI

918 MILLARD STREET

TALLAHASSEE, FL 32301

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Lot 15

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CHEN, JIAN

28 BURNET ST.

LIVINGSTON, NJ 07039

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HALL, KIM

149 ZABRISKIE ST. # 46

JERSEY CITY, NJ 07307

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Lot 15

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149 ZABRISKIE ST.

JERSEY CITY, NJ 07307

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JERSEY ZABRISKIE REALTY, LLC

5 DELAWARE ROAD

MORRISTOWN, NJ 07960

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VERA, CLEMENCIA & MICHAEL A.
6 CYPRESS DR
EASTAMPTON, NJ 08060

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PENA, NEWTON A.
3 DOGWOOD LANE
NUTLEY, NJ 07110

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3371 KENNEDY BLVD.
JERSEY CITY, NJ 07302

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REZABALA, J.; PENACHI, E. & GONDO, G.
3365 KENNEDY BLVD.
JERSEY CITY, NJ 07307

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Lot 22

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CORRALES, JANET
10 LIVINGSTON AVENUE
LYNDHURST, NJ 07071

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RATH, MATTHEW SARAHJANE
248 HUTTON ST.
JERSEY CITY, NJ 07307

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KEARNS, STEPHEN & FRANCES
250 HUTTON STREET
JERSEY CITY, N.J. 07307

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LOMBARDI, MARGER
256 HUTTON ST.
JERSEY CITY, N.J. 07307

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ESTEVEZ, SERGIO & MARIA
252 HUTTON ST.
JERSEY CITY, N.J. 07307

Block 3406

Lot 25

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THAKER, SUDHA P.
251 HUTTON ST.
JERSEY CITY, NJ 07307

Block 3501

Lot 10

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SHIM, JOHN Y. & CYNTHIA C. TRUSTEES
3363 JF KENNEDY BLVD
JERSEY CITY, NJ 07307

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AMBER REALTY, L.L.C. C/O S. KHAN
524 31ST. STREET APT. 2A
UNION CITY, N.J. 07087

Block 3502

Lot 42

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CARBOGNIN, ROBERT
94 GRETA PL.
EMERSON, NJ 07630

Block 3501

Lot 12

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ROSADO, JOSE L. & CARMEN L.
135 ZABRISKIE ST.
JERSEY CITY, NJ 07307

Block 3601

Lot 1

11

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Saturday, September 26, 2020

Notice Content

NOTICE OF HEARING Z20-005 Please be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to inform you that an Application(s) for: Amended Site Plan Approval with prior D Variance Approval for (i) Use where one- and two- family homes are permitted and a multifamily is proposed and; and prior C Variance Approval for (i) Side Yard Setback where 2 feet one side and 5 feet combined sides are required and 2 feet is provided (ii) minimum rear yard setback where 20 feet minimum is required in the rear yard, 35 feet is required in the front and rear combined and 3.08 feet is provided (iii) Maximum building coverage/lot coverage where 60%/85% is permitted and 79.1%/97.9% is provided And new C variance approval for (i) off street parking where 10 spaces are required and 5 spaces were previously approved and 3 spaces are being proposed And any other variance(s) the Board may deem as required, has been filed with the Jersey City Zoning Board of Adjustments for property located at: 3373-3379 JFK Blvd, Jersey City, NJ And according to the Jersey City Tax Map, also known as: Block(s) 3406 Lot(s) 17 & 18 The purpose of this application is to: Amend approval Z18-011 to include an elevator and bulkhead, remove two parking spaces, add a refuse plan, revise floor plans due to addition of elevator, and remove commercial access doors on ground floor in the R-1 Zone Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of October 8, 2020 at 6:30 pm via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/88048779540> Telephone: Dial: US: +1 929 205 6099 or +1 312 626 6799 Webinar ID: 880 4877 9540 The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning> Application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number. Links to agendas and plans are also available on the City Planning website and data portal: <https://data.jerseycitynj.gov/pages/home/> Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org By: Stephen Joseph, Esq. Attorney for the Applicant (201) 413-9000 09/26/20 \$90.00

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