

T R A N S M I T T A L

CONNELL FOLEY, LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029
Telephone (201) 521-1000 / Facsimile (201) 521-0100

May 2, 2021

To: Lindsey Sigmund, AICP
Environmental Planner
Division of City Planning
Address: City Hall Annex
1 Jackson Square, a/k/a 360 MLK Drive
Jersey City, New Jersey 07305-3717

From: Patrick T. Conlon, Esq./*ja*

Applicant: 226 Bay St LLC – Z19-108
Preliminary and Final Major Site Plan Approval with
“c” and “d” variances
Subject Property: 226 Bay Street, Block 11403, Lot 25, Jersey City, New Jersey

In support of my client's General Development Application filed with the Division of City Planning,
I am enclosing the following for your review and file:

1. One (1) Certified list of Property Owners dated April 19, 2021 (original will be filed upon receipt);
2. Original Affidavit of Proof of Mailing/Service with original stamped mailing list attached;
3. Copy of Applicant's legal ad (original Affidavit of Publication will be filed upon receipt); and
4. Public Notice.

Please process the enclosed document accordingly.

Thank you.

STATE OF NEW JERSEY)
COUNTY OF HUDSON)ss:

**226 Bay Street
Jersey City, New Jersey
Block 11403, Lot 25**

attached lists, and in the ma

Sworn to and subscribed before me this
3rd day of May, 2021

Jean Adams
JOAN C. ADAMS
A Modern Public of New Jersey

JOAN C. ADAMS
A Notary Public of New Jersey
My Commission No: 50005301
My Commission Expires October 28, 2024



63 Certified Letters

Firm Mailing Book For Accountable Mail

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

7020 2450 0001 2674 9829

3. COMCAST CABLEVISION
2121 KENNEDY BLVD.
JERSEY CITY, NEW JERSEY 07305

7020 2450 0001 2674 7610

5. UNITED WATER COMPANY
200 HOOK ROAD
HARRINGTON PARK, NJ

7020 2450 0001 2674 7658

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

7020 2450 0001 2674 7665

8. VERIZON TELEPHONE
540 BROAD STREET
NEWARK, NEW JERSEY 07102

7020 2450 0001 2674 7672

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PS Form 3877, January 2017 (Page 1 of 2)
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SC Fee

SCRD Fee

SH Fee

1.

VERIZON TELEPHONE
 9 GATES AVE., #2
 MONTCLAIR, NJ 07042-3399

4.11

2.

7020 2450 0001 2674 7689

3.

HUDSON COUNTY
 PLANNING BOARD CLERK
 DIVISION OF CITY PLANNING
 BERGEN SQUARE CENTER
 830 BERGEN AVE., SUITE 6A
 JERSEY CITY, NEW JERSEY 07306

7020 2450 0001 2674 7696

5.

HUDSON COUNTY CLERK
 HUDSON COUNTY PLAZA
 257 CORNELISON AVENUE
 4TH FL.
 JERSEY CITY, NEW JERSEY 07302

7020 2450 0001 2674 7702

6.

COMMISSIONER OF TRANSPORTATION
 NEW JERSEY DEPT. OF TRANSPORTATION
 1035 PARKWAY AVENUE
 P.O. BOX 600
 TRENTON, NEW JERSEY 08625

7020 2450 0001 2674 7719

8.

SUEZ WATER
 25 TROY STREET
 JERSEY CITY, NEW JERSEY 07307

7020 2450 0001 2674 7746

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1.	WOLFF, DANIEL C. 101 EIGHTH STREET MILFORD, PA 18337	4.11											
2.	7020 2450 0001 2674 7733												
3.	CHENG, TE CHUN 216 FIRST ST. JERSEY CITY, N.J. 07302												
4.	7020 2450 0001 2674 7740												
5.	RAMPERSAD, SIMBOONATH 208 GRAND ST. JERSEY CITY, N.J. 07302												
6.	7020 2450 0001 2674 7757												
7.	KRANE, JAMES C/O J.A. DEL FORNO 493 JERSEY AVENUE JERSEY CITY, NJ 07302												
8.	7020 2450 0001 2674 7764												

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1. LAXMI MA FIRST, LLC
2449 KENNEDY BLVD.
JERSEY CITY, NJ 07304

4.11

2. 7020 2450 0001 2674 7771

3. 226 FIRST STREET CONDOMINIUM ASSOCI
226 FIRST ST.
JERSEY CITY, NJ 07302

4. 7020 2450 0001 2674 7788

5. 228 FIRST STREET CONDOMINIUM ASSOCI
228 FIRST ST.
JERSEY CITY, NJ 07302

6. 7020 2450 0001 2674 7795

7. WJ HAUER, INVESTMENTS, LLC
70 DOCK WATCH HOLLOW RD
WARREN, NJ 07059

8. 7020 2450 0001 2674 7801

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1. TRUONG, VAN KEONG & WONG, IRENE
14 SKILLMAN AVE.
BROOKLYN, NY 11211

4.11

7020 2450 0001 2674 7818

3. BRISBANE URF LLC, C/O PRO RES FUND
200 HUDSON ST., STE 1000
JERSEY CITY, NJ 07311

4. 7020 2450 0001 2674 7825

5. TSE RESIDENT MANAGEMENT, LLC
236 FIRST ST.
JERSEY CITY, NJ 07302

6. 7020 2450 0001 2674 7832

7. BERRIOS, PEDRO & PURA
20 ERIE ST.
JERSEY CITY, N.J. 07302

8. 7020 2450 0001 2674 7849

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ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

1. 235 FIRST ST.CONDOMINIUM ASSOCIATIO
235 FIRST ST.
JERSEY CITY, NJ 07302

2. 7020 2450 0001 2674 7856

4.11

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

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Signature Confirmation

Signature Confirmation Restricted Delivery

3. 223 FIRST STREET, LLC%F.BEHIN
48 ALPINE DRIVE
CLOSTER, NJ 07624

4. 7020 2450 0001 2674 7863

231 FIRST ST.CONDOMINIUM ASSOC.,
231 FIRST ST.
JERSEY CITY, NJ 07302

231 FIRST ST.CONDOMINIUM ASSOC.,
231 FIRST ST.
JERSEY CITY, NJ 07302

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JERSEY CITY, NJ 07302

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231 FIRST ST.
JERSEY CITY, NJ 07302

231 FIRST ST.CONDOMINIUM ASSOC.,
231 FIRST ST.
JERSEY CITY, NJ 07302

5. 7020 2450 0001 2674 7870

MASTAN,DAN
221 FIRST ST.
JERSEY CITY, NJ 07302

MASTAN,DAN
221 FIRST ST.
JERSEY CITY, NJ 07302

MASTAN,DAN
221 FIRST ST.
JERSEY CITY, NJ 07302

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221 FIRST ST.
JERSEY CITY, NJ 07302

MASTAN,DAN
221 FIRST ST.
JERSEY CITY, NJ 07302

6. 7020 2450 0001 2674 7887

226 Bay Street, Jersey City - Block 11403, Lot 25

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7. 7020 2450 0001 2674 7887

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8. 7020 2450 0001 2674 7887

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CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
186 HUDSON STREET
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JERSEY CITY, NJ 07311

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219 FIRST STREET, LLC
203 NE FRONT ST. #101
MILFORD, DE 19963

4.11

7020 2450 0001 2674 7894

HWAN, YONG & OH, AGNES
217 FIRST ST.
JERSEY CITY, NJ 07302

7020 2450 0001 2674 7900

BECKER, RICHARD
P.O. BOX 2369
FT LAUDERDALE, FL 33303

7020 2450 0001 2674 7917

MELBOURNE, LLC
140 BROADWAY, 28TH FLR
NEW YORK, NY 10005

7020 2450 0001 2674 7924

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1. ELICKAL, NIRMAL, CHOI, REYMOND & SIMON
211 FIRST STREET
JERSEY CITY, NJ 07306

4.11

2. 7020 2450 0001 2674 7931

3. CRUZ, ISMAEL & MERCEDES
311 GROVE ST.
JERSEY CITY, N.J. 07302

4. 7020 2450 0001 2674 7948

5. CRUZ, ISMAEL & MERCEDES
311 GROVE ST.
JERSEY CITY, N.J. 07302

6. 7020 2450 0001 2674 7955

7. 363 GROVE ST. CONDO ASSOC., INC.
363 GROVE ST.
JERSEY CITY, NJ 07302

8. 7020 2450 0001 2674 7962

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7020 2450 0001 2674 7979

GONZALEZ, ELIZABETH W.
162 BEACON AVE.
JERSEY CITY, N.J. 07306

1.

7020 2450 0001 2674 7979

BROSOS SEVEN CORP. INC.
162 BEACON AVE.
JERSEY CITY, N.J. 07306

2.

7020 2450 0001 2674 7985

304 PAVONIA AVENUE, LLC
493 JERSEY AVENUE
JERSEY CITY, NJ 07302

3.

7020 2450 0001 2674 7993

CRUZ, ISMAEL
311 GROVE ST.
JERSEY CITY, N.J. 07302

4.

7020 2450 0001 2674 8006

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1. GARCIA, IRMA
220 BAY ST
JERSEY CITY, NJ 07302

7020 2450 0001 2674 8013

3. ZAMBRZICKI, FRANK & JADWIGA
23 BAMORAL DRIVE
PITTSOWN, NJ 08867

7020 2450 0001 2674 8020

5. MIKLAS, STANLEY & JOAN
224 BAY ST.
JERSEY CITY, N.J. 07302

7020 2450 0001 2674 8037

7. 228 BAY ST. CONDOMINIUM ASSOC.
228 BAY ST.
JERSEY CITY, NJ 07302

7020 2450 0001 2674 8044

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ASR Fee
ASRD Fee
RD Fee
RR Fee
SC Fee
SCRD Fee
SH Fee

1.

230 BAY ST. LLC.
344 GROVE ST STE 13
JERSEY CITY, N.J. 07302

4.11

2.

7020 1810 0001 6155 0429

3.

8 ERIE ST. JC, LLC
205 WASHINGTON ST #4
JERSEY CITY, NJ 07302

5.

7020 1810 0001 6155 0436

FOURTH ST., LLC
16 ERIE ST.
JERSEY CITY, NJ 07302

6.

7020 1810 0001 6155 0443

18 ERIE STREET LLC; LEE, WEIHUNG
10 LAFAYETTE AVE. #214
MORRISTOWN, NJ 07960

8.

7020 1810 0001 6155 0448

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☐ Adult Signature Restricted Delivery ☐ Registered Mail
☒ Certified Mail ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation
☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail ☐ Priority Mail

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Postmark with Date of Receipt.

12

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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NEW BAY CONDOMINIUM PARTNERSHIP
1150 W. CHESTNUT ST.
UNION, NJ 07083

4.11

7020 1810 0001 6155 0467

CRUZ, RAMON & GLADYS
121 ERIE STREET
JERSEY CITY, NJ 07302

7020 1810 0001 6155 0474

KESSLER, CHARLES & MARGARET/TRUSTEE
229 BAY STREET
JERSEY CITY, NJ 07302

7020 1810 0001 6155 0481

BAY STREET COMMONS CONDOMINIUM ASSO
227 BAY ST.
JERSEY CITY, NJ 07302

7020 1810 0001 6155 0498

Total Number of Pieces Listed by Sender
4

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

226 Bay Street, Jersey City - Block 11403, Lot 25

Matter 127951

PS Form 3877, January 2017 (Page 1 of 2)

Complete in Ink



Firm Mailing Book For Accountable Mail

Name and Address of Sender
CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
HARBORSIDE 5, SUITE 2510,
JERSEY CITY, NJ 07311

Check type of mail or service

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☒ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

1. 225 BAY STREET, LLC % JOHN M. SUN
29 CLEVERDON RD.
HO HO KUS, NJ 07423

4.11

2. 7020 1810 0001 6155 0504

3. 213-215 BAY STREET, LLC
311 16TH ST
UNION CITY, NJ 07087

4. 7020 1810 0001 6155 0511

5. MMG REALTY LLC
311-16TH ST.
UNION CITY, NJ 07087

6. 7020 1810 0001 6155 0528

7. 213-215 BAY ST.
311 16TH STREET
UNION CITY, NJ 07087

8. 7020 1810 0001 6155 0535

Total Number of Pieces Listed by Sender 4

Postmaster, Per (Name of receiving employee)
226 Bay Street, Jersey City - Block 11403, Lot 25

Complete in Ink

Matter 127951

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Postmark with Date of Receipt.

Handling Charge if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling



Name and Address of Sender
CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
186 HUDSON STREET
HARBORSIDE 5, SUITE 2510,
JERSEY CITY, NJ 07311

Check type of mail or service

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☒ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

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(for additional copies of this receipt).
Postmark with Date of Receipt.

14

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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1. CRUZ, ISMAEL & MERCEDES
311 GROVE STREET
JERSEY CITY, NJ 07302

4.11

2. 7020 1810 0001 6155 0542

3. 341 GROVE STREET, LLC% HONEY-TEL
536 GLEN AVE #B
PALISADE PARK, NJ 07650

4. 7020 1810 0001 6155 0559

5. RANI MANAGEMENT C/O ELYSEE INVEST.
571 WEST 183RD STREET
NEW YORK, N.Y. 10033

6. 7020 1810 0001 6155 0566

7. HEMINGWAY CONDOMINIUM ASSOCIATION
136 NEWARK AVE.
JERSEY CITY, NJ 07302

8. 7020 1810 0001 6155 0573

Total Number of Pieces Listed by Sender: 4
Total Number of Pieces Received at Post Office: 4
Postmaster, Per (Name of receiving employee)

226 Bay Street, Jersey City - Block 11403, Lot 25

Matter 127951

Complete in Ink



Name and Address of Sender
CHARLES J. HARRINGTON, III, ESQ.
CONNELL FOLEY LLP
185 HUDSON STREET
HARBORSIDE 5, SUITE 2510,
JERSEY CITY, NJ 07311

Check type of mail or service
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
☒ Certified Mail
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail
☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

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(for additional copies of this receipt).
Postmark with Date of Receipt.

15

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

1. 138 NEWARK AVENUE ASSOCIATES, L.L.C.
205 LELAK AVENUE
SPRINGFIELD, NJ 07081

4.11

7020 1810 0001 6155 0580

3. KALCANIDES, STEVEN & MARIA
183 NEWARK AVE
JERSEY CITY, N.J. 07302

7020 1810 0001 6155 0597

5. NEWARK 144, LLC
615 JERSEY AVE
JERSEY CITY, NJ 07302

7020 1810 0001 6155 0603

7. CRACKED EGGS, L.L.C.
146 NEWARK AVE.
JERSEY CITY, NJ 07302

7020 1810 0001 6155 0610

Total Number of Pieces Listed by Sender
4

Total Number of Pieces Received at Post Office

Postmaster: Per (Name of receiving employee)

226 Bay Street, Jersey City - Block 11403, Lot 25

Matter 127951

PS Form 3877, January 2017 (Page 1 of 2)

Complete in Ink

PSN 7530-02-000-9098



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(for additional copies of this receipt)
Postmark with Date of Receipt.



NOTICE OF HEARING
PURSUANT TO N.J.A.C. 40:55D-12
FOR THE PROPERTY LOCATED AT:
720 EAY STREET,
JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS
BLOCK 1143 LOT 23

PLEASE TAKE NOTICE that on Thursday May 13, 2021, at 4:30 p.m., a public hearing will be held by the Jersey City Planning Board at approximately 400 West Essex Avenue, regarding the application of 230 Bay St. LLC (the "Applicant"), for Site Plan Amendment approval for the property located at 230 Bay Street and described on the Tax Map of the City of Jersey City as Block 1165, Lot 25 in the "Proprietor". The property is located within the 4.8 Acre Family Housing district (the "R-7 Zone") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property was approved by Resolution 275 passed on August 13, 1988, by the Lower City Trading Board of Adjustment for a Preliminary and Final Order Site Plan Approval with "and/or" variances concerning rear yards, placement building height, lot area, minimum building coverage, number of off-street parking spaces; thereby for a four (4) story residential building consisting of 147 residential units. The Original approval was transmitted on August 27, 1988.

Aspirant is providing references to the District Director including testimony of self, letter, recollection of teacher about test utility scores to the first phase, wherein the word and picture materials to visual aid him, and modifying the test exercise (the "Answerment")

As part of the settlement, the Agreement is making two conditions, exception and/or waivers that the Zoning Board of Adjustment shall deem necessary in connection with this application.

Any person interested in this application will have the opportunity to interview the Jewish Board of Adjudication at the public meeting on Thursday, May 12, 1981 at 6:30 P.M. in Room 4, 400 Broadview Avenue, Evanston, Illinois. A web based video conference system will be used to provide the following:

Direct link to interview:
<https://www.youtube.com/watch?v=1D74337934>

Call-in Number and Waiting ID's
You may also call in to access the meeting
All public users calling in must use:
-1 252 223 6698 or -1 332 435 4349

Webster ID: 031 2431 7514

PLEASE TAKE FURTHER NOTICE that applications materials, including digital photos are available on the Jersey City Open Portal by accessing the address or case number at data.jerseycitynj.gov. The City of Jersey City is utilizing the Open Service to conduct virtual meetings in accordance with the New Jersey Open Public Meetings Act. The first to the meeting and call-in information can be found on the City Planning website: <http://www.jerseycity.gov/cityplanning>.

NDIAF INFORMATION has no how to proceed with her meeting, participants, please state comments, and review essential and quality plans and applications submitted for the funding of the Jersey City, Division of Child Planning, 1000 Avenue of the Americas, 10th Floor, New York, NY 10018. Any person who wishes to attend the meeting should contact the Planning Board Secretary for assistance at the phone number or email listed below.

ANY QUESTIONS can be directed to the CBE
Marketing team from during business hours at
505-547-5210 or via email at CBE@cedco.com
or cedco.com.

82: Charles J. Horgan, III, Esq.
Carnell Papp LLP
Attorney for the Applicant
228 Bay St., S.E.C.
201-971-1800

Variance

NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12 FOR THE PROPERTY LOCATED AT 226 BAY STREET, JERSEY CITY, NEW JERSEY, ALSO IDENTIFIED AS BLOCK 11403, LOT 25 PLEASE TAKE NOTICE that on Thursday May 13, 2021, at 6:30 pm, a public hearing will be held by the Jersey City Zoning Board of Adjustment on a live Zoom webcast regarding the application of 226 Bay St LLC (the "Applicant"), for Site Plan Amendment approval, for the property located at 226 Bay Street and described on the Tax Map of the City of Jersey City as Block 11403, Lot 25 (the "Property"). The Property is located within the R-2 Multi-Family zoning district (the "R-2 Zone") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO"). The Property was approved by Resolution Z19-108 on August 13, 2020, by the Jersey City Zoning Board of Adjustment for a Preliminary and Final Major Site Plan Approval with "c" and "d" variances (minimum rear yard; maximum building height in feet; maximum building coverage; number of off-street parking spaces; density) for a four (4) story residential building containing four (4) residential units. That Original Approval was memorialized on August 27, 2020. Applicant is proposing amendments to the Original Approval including removing the cellar level, relocating all meter rooms and utility spaces to the first floor, changing the side yard facade materials to vinyl lap siding, and modifying the front cornice (the "Amendments"). As part of the application, the Applicant is seeking any variances, exceptions and/or waivers that the Zoning Board of Adjustment shall deem necessary in connection with this application. Any person interested in this application will have the opportunity to address the Zoning Board of Adjustment at the virtual meeting on Thursday, May 13, 2021 at 6:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following: Zoom link to join meeting: <https://us02web.zoom.us/j/83374337214> Call-in Number and Webinar ID#: You may also call in to access the meeting. All public users calling in must use: +1 929 205 6099 or +1 312 626 6799 Webinar ID: 833 7433 7214 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. The City of Jersey City is utilizing the Zoom service to conduct virtual 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>. 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. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance at the phone number or e-mail listed below. 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: Charles J. Harrington, III, Esq. Connell Foley LLP Attorney for the Applicant 226 Bay St., LLC 201-521-1000 05/01/21 \$255.28

Notices and Announcements - Legal Notice



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

April 29, 2021

PROPERTY LOCATION OF APPLICATION: 226 Bay Street

BLOCK(S): 11403 LOT(S): 25

NAME OF APPLICANT: Charles J. Harrington, III, Esq.
c/o Connell Foley, LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029

APPLICANT'S TELEPHONE #: (201) 521-1000

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


4/29/21
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

This is a detailed street map of a residential neighborhood in Newark, New Jersey. The map shows a grid of streets and property lots. The streets included are 2nd St, 1st St, Bay St, Grove St, Morgan St, Christopher Columbus, Barrow St, Erie St, and Manila Ave. The lots are numbered, and some are labeled with codes such as C0001, C0002, C0003, etc. A specific lot, 11403, is highlighted in red. The map also shows the locations of various public facilities, including a school and a park. The map is oriented with North at the top.



CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 11403 - Lot 25

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

Property Location: 226 Bay Street

Date: April 29, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11402	19		369 MANILA AVE	WOLFF, DANIEL C.	101 EIGHTH STREET	MILFORD, PA	18337
11402	20		216 FIRST ST.	CHENG, TE CHUN	216 FIRST ST.	JERSEY CITY, N.J.	07302
11402	21		218 FIRST ST.	RAMPERSAD, SIMBOONATH	208 GRAND ST.	JERSEY CITY, N.J.	07302
11402	22		220 FIRST ST.	KRANE, JAMES C/O J.A. DEL FORNO	493 JERSEY AVENUE	JERSEY CITY, NJ	07302
11402	23		222 FIRST ST.	LAXMI MA FIRST, LLC	2449 KENNEDY BLVD.	JERSEY CITY, NJ	07304
11402	24		226 FIRST ST.	226 FIRST STREET CONDOMINIUM ASSOCI	226 FIRST ST.	JERSEY CITY, NJ	07302
11402	25		228 FIRST ST.	228 FIRST STREET CONDOMINIUM ASSOCI	228 FIRST ST.	JERSEY CITY, NJ	07302
11402	26		230 FIRST ST.	WJ HAUER, INVESTMENTS, LLC	70 DOCK WATCH HOLLOW RD	WARREN, NJ	07059
11402	27		232 FIRST ST.	TRUONG, VAN KEONG & WONG, IRENE	14 SKILLMAN AVE.	BROOKLYN, NY	11211
11402	28		234 FIRST ST.	BRISBANE URF LLC., C/O PRO RES FUND	200 HUDSON ST., STE 1000	JERSEY CITY, NJ	07311
11402	29		236 FIRST ST.	TSE RESIDENT MANAGEMENT, LLC	236 FIRST ST.	JERSEY CITY, NJ	07302
11403	1		237 FIRST ST.	BERRIOS, PEDRO & PURA	20 ERIE ST.	JERSEY CITY, N.J.	07302
11403	2		235 FIRST ST.	235 FIRST ST. CONDOMINIUM ASSOCIATIO	235 FIRST ST.	JERSEY CITY, NJ	07302
11403	3		233 FIRST ST.	223 FIRST STREET, LLC%F.BEHIN	48 ALPINE DRIVE	CLOSTER, NJ	07624
11403	4.01		231 FIRST ST	231 FIRST ST. CONDOMINIUM ASSOC.,	231 FIRST ST.	JERSEY CITY, NJ	07302
11403	9		221 FIRST ST.	MASTAN, DAN	221 FIRST ST.	JERSEY CITY, NJ	07302
11403	10		219 FIRST ST.	219 FIRST STREET, LLC	203 NE FRONT ST. #101	MILFORD, DE	19963

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11403	11		217 FIRST ST.	HWAN, YONG & OH, AGNES	217 FIRST ST.	JERSEY CITY, NJ	07302
11403	12		215 FIRST ST.	BECKER, RICHARD	P.O. BOX 2369	FT LAUDERDALE , FL	33303
11403	13		213 FIRST ST.	MELBOURNE, LLC	140 BROADWAY, 28TH FLR	NEW YORK, NY	10005
11403	14		211 FIRST ST.	ELICKAL, NIRMAL, CHOI,REYMOND&SIMON	211 FIRST STREET	JERSEY CITY, NJ	07306
11403	15		367 GROVE ST.	CRUZ, ISMAEL & MERCEDES	311 GROVE ST.	JERSEY CITY , N.J.	07302
11403	16		365 GROVE ST.	CRUZ, ISMAEL & MERCEDES	311 GROVE ST.	JERSEY CITY , N.J.	07302
11403	17		363 GROVE ST.	363 GROVE ST.CONDO ASSOC.,INC	363 GROVE ST.	JERSEY CITY, NJ	07302
11403	18		361 GROVE ST.	GONZALEZ, ELIZABETH W.	162 BEACON AVE.	JERSEY CITY, N.J.	07306
11403	19		359 GROVE ST.	BROSOS SEVEN CORP.INC.	162 BEACON AVE.	JERSEY CITY, N.J.	07306
11403	20		353 GROVE ST.	304 PAVONIA AVENUE, LLC	493 JERSEY AVEUE	JERSEY CITY, NJ	07302
11403	21		218 BAY ST.	CRUZ, ISMAEL	311 GROVE ST.	JERSEY CITY , N.J.	07302
11403	22		220 BAY ST.	GARCIA, IRMA	220 BAY ST	JERSEY CITY, NJ	07302
11403	23		222 BAY ST.	ZAMBRZICKI, FRANK & JADWIGA	23 BAMORAL DRIVE	PITTSSTOWN, NJ	08867
11403	24		224 BAY ST.	MIKLAS, STANLEY & JOAN	224 BAY ST.	JERSEY CITY, N.J.	07302
11403	26		228 BAY ST	228 BAY ST. CONDOMINIUM ASSOC.	228 BAY ST.	JERSEY CITY, NJ	07302
11403	27		230 BAY ST.	230 BAY ST. LLC.	344 GROVE ST STE 13	JERSEY CITY, N.J.	07302
11403	28		232 BAY ST.	CRUZ, ISMAEL	311 GROVE ST.	JERSEY CITY , N.J.	07302
11403	29		8 ERIE ST.	8 ERIE ST. JC, LLC	205 WASHINGTON ST #4	JERSEY CITY, NJ	07302
11403	30		16 ERIE ST.	FOURTH ST., LLC	16 ERIE ST.	JERSEY CITY, NJ	07302
11403	31		18 ERIE ST.	18 ERIE STREET LLC; LEE, WEIHUNG	10 LAFAYETTE AVE.,#214	MORRISTOWN, NJ	07960
11404	1		154-158 NEWARK AVE.	NEW BAY CONDOMINIUM PARTNERSHIP	1150 W. CHESTNUT ST.	UNION, NJ	07083
11404	2		152 NEWARK AVE.	CRUZ, RAMON & GLADYS	121 ERIE STREET	JERSEY CITY, N J	07302
11404	3		150 NEWARK AVE.	CRUZ, ISMAEL	311 GROVE ST.	JERSEY CITY , N.J.	07302
11404	4		229 BAY ST.	KESSLER, CHARLES & MARGARET/TRUSTEE	229 BAY STREET	JERSEY CITY, NJ	07302
11404	5		227 BAY ST.	BAY STREET COMMONS CONDOMINIUM ASSO	227 BAY ST.	JERSEY CITY, NJ	07302

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11404	6		225 BAY ST.	225 BAY STREET, LLC % JOHN M. SUN	29 CLEVERDON RD.	HO HO KUS, NJ	07423
11404	9		351 GROVE ST.	213-215 BAY STREET, LLC	311 16TH ST	UNION CITY, NJ	07087
11404	10		349 GROVE ST.	MMG REALTY LLC	311-16TH ST.	UNION CITY, NJ	07087
11404	11		347 GROVE ST.	213-215 BAY ST.	311 16TH STREET	UNION CITY, NJ	07087
11404	12		345 GROVE ST.	CRUZ, ISMAEL & MERCEDES	311 GROVE STREET	JERSEY CITY, NJ	07302
11404	14		341 GROVE ST.	341 GROVE STREET, LLC % HONEY-TEL	536 GLEN AVE #B	PALISADE PARK, NJ	07650
11404	21		134 NEWARK AVE.	RANI MANAGEMENT C/O ELYSEE INVEST.	571 WEST 183RD STREET	NEW YORK, N.Y.	10033
11404	22		136 NEWARK AVE.	HEMINGWAY CONDOMINIUM ASSOCIATION	136 NEWARK AVE.	JERSEY CITY, NJ	07302
11404	23		138 NEWARK AVE.	138 NEWARK AVENUE ASSOCIATES, L.L.C	205 LELAK AVENUE	SPRINGFIELD, NJ	07081
11404	24		140 NEWARK AVE.	KALCANIDES, STEVEN & MARIA	183 NEWARK AVE	JERSEY CITY, N.J.	07302
11404	26.01		144 NEWARK AVE	NEWARK 144, LLC	615 JERSEY AVE	JERSEY CITY, NJ	07302
11404	27		146 NEWARK AVE.	CRACKED EGGS, L.L.C.	146 NEWARK AVE.	JERSEY CITY, NJ	07302
11404	28		148 NEWARK AVE.	CRUZ, ISMAEL & MERCEDES	311 GROVE ST.	JERSEY CITY, NJ	07302

**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
226 BAY STREET, JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS BLOCK 11403, LOT 25**

PLEASE TAKE NOTICE that on Thursday May 13, 2021, at 6:30 pm, a public hearing will be held by the Jersey City Zoning Board of Adjustment on a live Zoom webcast regarding the application of 226 Bay St LLC (the "Applicant"), for Site Plan Amendment approval, for the property located at 226 Bay Street and described on the Tax Map of the City of Jersey City as Block 11403, Lot 25 (the "Property"). The Property is located within the R-2 Multi-Family zoning district (the "R-2 Zone") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property was approved by Resolution Z19-108 on August 13, 2020, by the Jersey City Zoning Board of Adjustment for a Preliminary and Final Major Site Plan Approval with "c" and "d" variances (minimum rear yard; maximum building height in feet; maximum building coverage; number of off-street parking spaces; density) for a four (4) story residential building containing four (4) residential units. That Original Approval was memorialized on August 27, 2020.

Applicant is proposing amendments to the Original Approval including removing the cellar level, relocating all meter rooms and utility spaces to the first floor, changing the side yard façade materials to vinyl lap siding, and modifying the front cornice (the "Amendments").

As part of the application, the Applicant is seeking any variances, exceptions and/or waivers that the Zoning Board of Adjustment shall deem necessary in connection with this application.

Any person interested in this application will have the opportunity to address the Zoning Board of Adjustment at the virtual meeting on Thursday, May 13, 2021 at 6:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:	https://us02web.zoom.us/j/83374337214
Call-in Number and Webinar ID#:	You may also call in to access the meeting. All public users calling in must use: +1 929 205 6099 or +1 312 626 6799 Webinar ID: 833 7433 7214

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. The City of Jersey City is utilizing the Zoom service to conduct virtual 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>.

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](https://www.jerseycitynj.gov/planning). Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance at the phone number or e-mail listed below.

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

By: Charles J. Harrington, III, Esq.
Connell Foley LLP
Attorney for the Applicant
226 Bay St, LLC
(201) 521-1000