

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY)
COUNTY OF BERGEN) ss

On March 10, 2023, Stephen Joseph, of full age, being duly sworn according to law, deposes and says, that he works at Castano Quigley Cherami 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 Planning Board of the City of Jersey City, New Jersey related to premises located at:

558 Communipaw Avenue

Block(s): 18602 Lot(s): 8

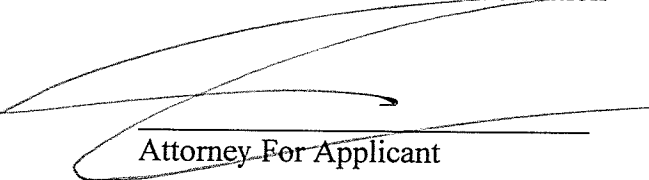
On March 10, 2023, Stephen Joseph, gave written notice of this application to those upon whom notice must be served in the manner prescribed by law. Attached hereto are the following exhibits demonstrating service was given as described:

Exhibit A – Notice of Hearing

Exhibit B – Certified List of Property Owners

Exhibit C – Proof of Service

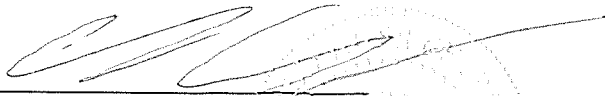
Exhibit D – Affidavit of Publication



Attorney For Applicant

Sworn to and Subscribed before me

This 10th day of March, 2023



Notary Public

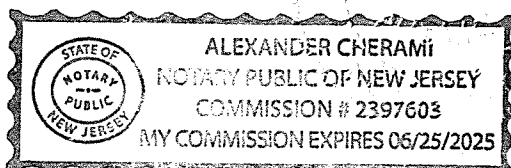


EXHIBIT A
NOTICE OF HEARING

NOTICE OF HEARING

P23-022

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:

Preliminary and Final Major Site Plan approval with C variances for **Building Height less than 10% where 4 stories 45' are permitted and 5 stories 49'6" are proposed** and any other variance(s), waiver(s) or exception(s) the Board may deem as required, has been filed with the Jersey City Planning Board for property located at:

558 Communipaw Jersey City, NJ Block(s) 18602 Lot(s) 8

The purpose of this application is to:

Construct a new 5 story, 49 feet 6 inches mixed use building with retail on the ground floor and 20 residential units above the ground floor.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of March 21, 2023 at 5:30PM via Zoom, a web-based application, or by telephone by using the link: : <https://us02web.zoom.us/j/86162443723> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 861 62443 723

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-page/>

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
Castano Quigley Cherami LLC
Attorney for the Applicant (201) 413-9000

EXHIBIT B
CERTIFIED LIST OF PROPERTY OWNERS



CITY OF JERSEY CITY

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

EDUARDO TOLOZA, CITY ASSESSOR

March 7, 2023

PROPERTY LOCATION OF APPLICATION: 558 Communipaw Avenue

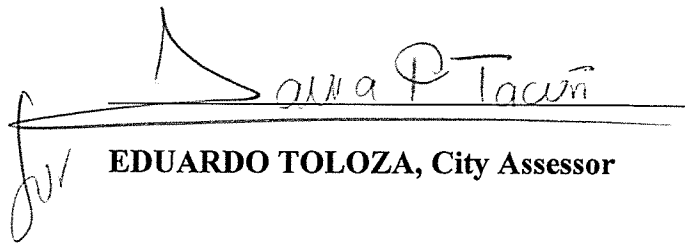
BLOCK(S): 18602 LOT(S): 8

NAME OF APPLICANT: Castano Quigley Cherami, LLC
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

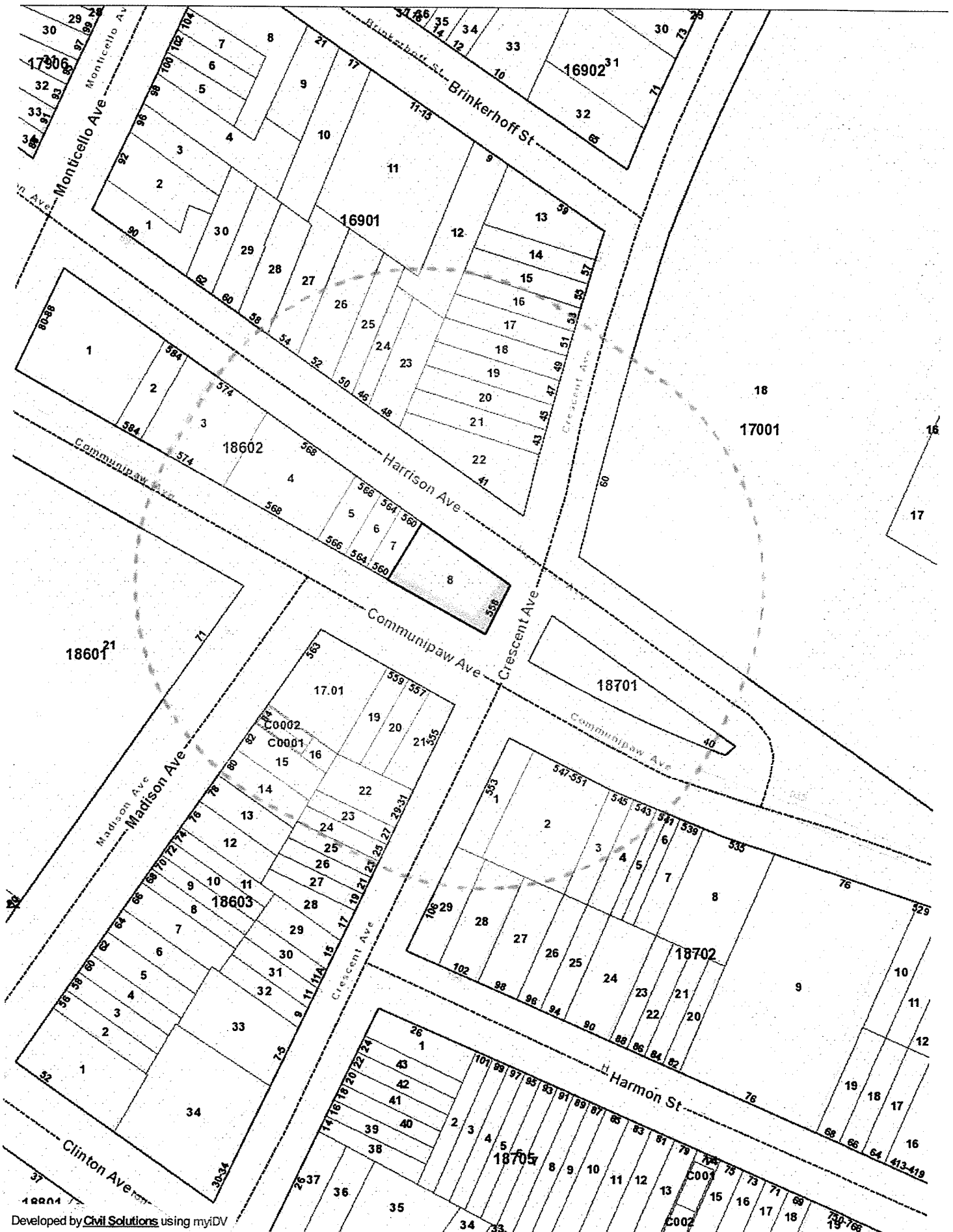

EDUARDO TOLOZA, City Assessor

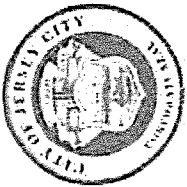
Also be advised that the following companies must be notified:

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 18602 - Lot 8

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

Property Location: 558 Communipaw Avenue

Date: March 7, 2023

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
16901	11		11-15 BRINKERHOFF ST.	CHRIST EVANGELICAL LUTHERAN CHURCH	9 BRINKERHOFF ST.	JERSEY CITY, NJ	07304
16901	12		9 BRINKERHOFF ST.	CHRIST EVANGELICAL LUTHERAN CHURCH	9 BRINKERHOFF ST.	JERSEY CITY, NJ	07304
16901	15		55 CRESCENT AVE.	HOLNESS, GARY	55 CRESCENT AVE.	JERSEY CITY, N.J.	07304
16901	16		53 CRESCENT AVE.	TAYLOR, JOHN C.	P.O. BOX 72	HUNTSVILLE, AL	35804
16901	17		51 CRESCENT AVE.	JERSEY CITY REDEVELOPEMENT AGENCY	66 YORK ST.	JERSEY CITY, NJ	07302
16901	18		49 CRESCENT AVE.	YOUGH,R.M. & GORDINE,S. & LYLES,S.	49 CRESCENT AVE.	JERSEY CITY, N.J.	07304
16901	19		47 CRESCENT AVE.	JERSEY CITY ORGANIZATION, LLC.	95 GUERNSEY ST.	BROOKLYN, NY	11222
16901	20		45 CRESCENT AVE.	HUANG, YANKE	485 JERSEY AVE	JERSEY CITY, NJ	07302
16901	21		43 CRESCENT AVE.	PILGRIM, MADISON	100 DUNCAN AVE., #B2	JERSEY CITY, NJ	07306
16901	22		41 CRESCENT AVE.	41 CRESCENT AVE,LLC	99 HUDSON ST	JERSEY CITY, NJ	07302
16901	23		48 HARRISON AVE.	BHOTLA, VISWANATHA SASTRY VISHNU	13388 SPOFFORD RD, #104	HERNDON, VA	20171
16901	24		46 HARRISON AVE.	BHOTLA, VISWANATHA SASTRY VISHNU	13388 SPOFFORD RD., #104	HERNDON, VA	20171
16901	25		50 HARRISON AVE.	LANDRON, JUAN JR.	50 HARRISON AVE.	JERSEY CITY, NJ	07304
16901	26		52 HARRISON AVE.	POSNER, SAMUEL & CHAYA	35 HEYWARD ST., #7L	BROOKLYN, NY	11249
16901	27		54 HARRISON AVE.	PATEL, PARUL	273 SPRINGFIELD AVE.	HASBROUCK HTS, NJ	07604
16901	28		58 HARRISON AVE.	MONZON, VICTOR & ELIZA SANTIZO	58 HARRISON AVE.	JERSEY CITY, NJ	07304

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
17001	18		60 CRESCENT AVE.	BOARD OF EDUCATION	346 CLAREMONT AVE.	JERSEY CITY, NJ	07305
18601	21		71 MADISON AVE.	VERIZON - NJ	PO BOX 2749	ADDISON, TX	75001
18602	3		574 COMMUNIPAW AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, N.J.	07302
18602	4		568 COMMUNIPAW AVE.	568 COMMUNIPAW LOFTS, LLC.	331 RUTLEDGE ST., STE 208	BROOKLYN, NY	11211
18602	5		566 COMMUNIPAW AVE.	JOHNSON, MARGARET ANN	414-416 LIBERTY	JERSEY CITY, NJ	07307
18602	6		564 COMMUNIPAW AVE.	JOHNSON, MARGARET ANN	414-416 LIBERTY AVE.	JERSEY CITY, NJ	07307
18602	7		560 COMMUNIPAW AVE.	JOHNSON, MARGARET ANN	414-416 LIBERTY AVE.	JERSEY CITY, NJ	07307
18603	14		80 MADISON AVE.	TASOULAS, THEODORE & YASMINE	80 MADISON AVE.	JERSEY CITY, NJ	07304
18603	15		82 MADISON AVE.	HIBBERT, LAURETTE	82 MADISON AVE.	JERSEY CITY, NJ	07304
18603	16		84 MADISON AVE.	84 MADISON JC CONDOMINIUM ASSOC.INC	84 MADISON AVE.	JERSEY CITY, NJ	07304
18603	17.01		563 COMMUNIPAW AVE.	COMMUNIPAW DEVELOPMENT, LLC.	5 BEECH LANE	KINGS POINT, NY	11024
18603	19		559 COMMUNIPAW AVE.	JVIC MANAGEMENT	344 GROVE ST.,#STE 1	JERSEY CITY, NJ	07302
18603	20		557 COMMUNIPAW AVE.	LEFKOWITZ, HERMAN	557 COMMUNIPAW AVE.	JERSEY CITY, NJ	07304
18603	21		555 COMMUNIPAW AVE.	555 COMMUNIPAW AVE., LLC	555 COMMUNIPAW AVE.	JERSEY CITY, NJ	07305
18603	22		29-31 CRESCENT AVE.	KHANNA, SENA	22 PEBBLE LANE	ROSLYN HEIGHTS, NY	11577
18603	23		27 CRESCENT AVE.	LEE, AUDRET & CHARLENE LOPEZ	27 CRESCENT AVE.	JERSEY CITY, N.J.	07304
18603	24		25 CRESCENT AVE.	AUNG, CHRISTOPHER & TIRADO, RAQUEL	25 CRESCENT AVE.	JERSEY CITY, NJ	07304
18603	25		23 CRESCENT AVE.	BADDOO, WILLIAM & TATSIANA	23 CRESCENT AVE.	JERSEY CITY, NJ	07304
18701	1		40 CRESCENT AVE.	AMINI, ASMATULLA & AMADDULLAH	40 CRESCENT AVE.	JERSEY CITY, N J	07304
18702	1		553 COMMUNIPAW AVE.	RODRIGUEZ BROTHERS GROCERY	553 COMMUNIPAW AVE.	JERSEY CITY, N.J.	07304
18702	2		547-551 COMMUNIPAW AVE.	547-551 COMMUNIPAW AVE. LLC	547-551 COMMUNIPAW AVE.	JERSEY CITY, N.J.	07304
18702	3		545 COMMUNIPAW AVE.	AMINI. A.& A.	40 CRESCENT AVENUE	JERSEY CITY, NJ	07304
18702	4		543 COMMUNIPAW AVE.	QUICKSILVER PROPERTIES, LLC	535-537 COMMUNIPAW AVE.	JERSEY CITY, NJ	07304
18702	5		541.5 COMMUNIPAW AVE.	QUICKSILVER PROPERTIES, LLC	535-537 COMMUNIPAW AVE.	JERSEY CITY, NJ	07304

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
18702	27		98 HARMON ST.	SALEM LAFAYETTE URN RNWL %W LORICA	4 EXECUTIVE BLVD #100	SUFFERN, NY	10901
18702	28		102 HARMON ST.	SALEM LAFAYETTE URBAN RENEWAL, L.P.	4 EXECUTIVE BLVD.,STE 100	SUFFERN, NY	10901
18702	29		106 HARMON ST.	SALEM LAFAYETTE ASSOCIATES	94 UNION ST.	JERSEY CITY, NJ	07304

EXHIBIT C
PROOF OF SERVICE
CERTIFIED RECEIPTS

358 common law

7022 3330 0001 6660 3794

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558 COMMUNION

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9 BRINKERHOFF ST.
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City, State, Zi

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Street and Apt

City, State, Zi

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558 Communipaw

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JVJC MANAGEMENT
344 GROVE ST.,#STE 1
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414-416 LIBERTY AVE.
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City, State, ZIP

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Total Postage
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9 BRINKERHOFF ST.
JERSEY CITY, NJ 07304

Street and Apt.
City, State, ZIP

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HIBBERT, LAURETTE
82 MADISON AVE.
JERSEY CITY, NJ 07304

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3

7022 1670 0003 0564 7192

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JERSEY CITY REDEVELOPEMENT AGENCY
66 YORK ST.
JERSEY CITY, NJ 07302

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City, State, ZIP

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485 JERSEY AVE
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POSNER, SAMUEL & CHAYA
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Street and Apt. BROOKLYN, NY 11249
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331 RUTLEDGE ST., STE 208
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City, State, ZIP

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JOHNSON, MARGARET ANN
414-416 LIBERTY AVE.
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City, State, ZIP

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558 COMMUNIPAW

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HASBROUCK HTS, NJ 07604

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80 MADISON AVE.
JERSEY CITY, NJ 07304

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VERIZON - NJ
PO BOX 2749
ADDISON, TX 75001

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COMMUNIPAW DEVELOPMENT, LLC.
5 BEECH LANE
KINGS POINT, NY 11024

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JOHNSON, MARGARET ANN
414-416 LIBERTY
JERSEY CITY, NJ 07307

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555 COMMUNIPAW AVE., LLC
555 COMMUNIPAW AVE.
JERSEY CITY, NJ 07305

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Postage	\$	
Total Postage	\$	
Sent To	KHANNA, SENA	
Street and Apt.	22 PEBBLE LANE	
City, State, ZIP	ROSLYN HEIGHTS, NY 11577	

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Postage	\$	
Total Postage	\$	
Sent To	QUICKSILVER PROPERTIES, LLC	
Street and Apt.	535-537 COMMUNIPAW AVE.	
City, State, ZIP	JERSEY CITY, NJ 07304	

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Total Postage	\$	
Sent To	BADDOO, WILLIAM & TATSIANA	
Street and Apt.	23 CRESCENT AVE.	
City, State, ZIP	JERSEY CITY, NJ 07304	

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Postage	\$	
Total Postage	\$	
Sent To	SALEM LAFAYETTE ASSOCIATES	
Street and Apt.	94 UNION ST.	
City, State, ZIP	JERSEY CITY, NJ 07304	

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Postage	\$	
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Street and Apt.	547-551 COMMUNIPAW AVE.	
City, State, ZIP	JERSEY CITY, N.J. 07304	

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Postage	\$	
Total Postage	\$	
Sent To	LEE, AUDRET & CHARLENE LOPEZ	
Street and Apt.	27 CRESCENT AVE.	
City, State, ZIP	JERSEY CITY, N.J. 07304	

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Street and Apt. AMINI, ASMATULLA & AMADDULLAH
40 CRESCENT AVE.
JERSEY CITY, NJ 07304

City, State, ZIP

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Sent To AUNG, CHRISTOPHER & TIRADO, RAQUEL
25 CRESCENT AVE.
JERSEY CITY, NJ 07304

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JERSEY CITY, N.J. 07304

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Sent To	SALEM LAFAYETTE URBAN RENEWAL, L.P.
Street and Apt	4 EXECUTIVE BLVD., STE 100
City, State, Zip	SUFFERN, NY 10901
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Notice Content

NOTICE OF HEARING P23-022 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: Preliminary and Final Major Site Plan approval with C variances for Building Height less than 10% where 4 stories 45' are permitted and 5 stories 49'6" are proposed and any other variance(s), waiver(s) or exception(s) the Board may deem as required, has been filed with the Jersey City Planning Board for property located at: 558 Communipaw Jersey City, NJ Block(s) 18602 Lot(s) 8 The purpose of this application is to: Construct a new 5 story, 49 feet 6 inches mixed use building with retail on the ground floor and 20 residential units above the ground floor. Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of March 21, 2023 at 5:30PM via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/86162443723> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 861 62443 723 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-page/> 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 Castano Quigley Cherami LLC Attorney for the Applicant (201) 413-9000 03/10/23 \$82.78

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