

Cherami Law Firm LLC

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VIA HAND DELIVERY

Division of City Planning
City of Jersey City, City Hall Annex
1 Jackson Square
Jersey City, NJ 07305-3717

Re: PROPERTY
756 Communipaw Ave

June 9, 2020

To whom it may concern:

Please be advised that my office represents the applicant with regard to the above referenced General Development Application. Enclosed find the following:

- ☐ Zoning Determination Letter Dated June 4, 2020
- ☐ Affidavit of Ownership
- ☐ Affidavit of Performance
- ☐ Deed
- ☐ Copy of this cover letter to be stamped and returned with our courier.

Should you have any questions please contact my office at (201) 413-9000.

Very truly yours

Stephen Joseph, Esq.



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Division of Zoning
Nick Taylor, Zoning Officer
1 Jackson Square
Jersey City, New Jersey 07305
Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

June 4, 2020

Daniel A. Roma, RA
Artek Studio LLC
877 Broad Street, Suite 301
Newark, N.J. 07102

Re: 756-758 Communipaw Avenue
Block # 18301 Lot # 44
50X129.67 Avg.
1S-B-G
Zone: C/A – Commercial Automotive

Dear Mr. Roma,

Your proposed renovation and conversion of the above car wash to a laundromat located in the C/A Zone is permitted and will require County and City Planning 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

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, Abe Shapiro 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

137 Ocean Ave
(owner's address)

in the Town/City of Lakewood in the County
of Ocean 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:

756 Communipaw Ave
(property address)

Block: <u>18301</u>	Lot(s): <u>44</u>
Block: <u>18301</u>	Lot(s): <u>45</u>
Block: <u>18301</u>	Lot(s): <u>46</u>
Block:	Lots(s):

and that he/she authorizes _____ 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

27th day of May 20 20

Notary Public

[Signature]

YEKUSIEL Z. EINHORN
NOTARY PUBLIC OF NEW JERSEY
Comm # 50116852
My Commission Expires Nov 14, 2024

AFFIDAVIT OF PERFORMANCE

I, Abp Shynica
(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

756 Communiflex Ave Jersey City NJ;

Block(s) 18301, Lot(s) 44, 45, 46

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

24th day of May, 202020

Notary Public



YEKUSIEL Z. EINHORN
NOTARY PUBLIC OF NEW JERSEY
Comm # 50116852
My Commission Expires Nov. 14, 2024

RECORD AND RETURN TO:
Jason C. Mandia, Esq.
Stone Mandia, LLC
685 Neptune Boulevard
Neptune, New Jersey 07753

*Prepared by: Thomas J. DeFelice,
Esq. [Preparer signature no longer
required per N.J.S.A. 46:26A-3)]*

Deed

This Deed is made as of May 8, 2020

BETWEEN TONLEY ENTERPRISES, LLC, a limited liability company of the State of New Jersey,
with offices located at c/o Joseph S. Aboyoun, Esq., Aboyoun Dobbs LLC, Pine Brook,
New Jersey 07058

referred to as the "Grantor",

AND LAUNDRY TIME JC HOLDINGS, LLC, a limited liability company of the State of New Jersey

with offices located at c/o Jason C. Mandia, Esq., Stone Mandia, LLC, 685 Neptune Boulevard, Neptune, New Jersey 07753

referred to as the "Grantee".

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **ONE MILLION FOUR HUNDRED THOUSAND and 00/100 (\$1,400,000.00) DOLLARS.** The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:26A-3) **City of Jersey City; Block No. 18301; Lot No. 44, 45 and 46; Qualifier No.**

Property. The property consists of the land and all the buildings and structures on the land in the **City of Jersey City, County of Hudson, and State of New Jersey also known as Block 18301, Lots 44, 45 & 46 on the Tax Map of the City of Jersey City.** The legal description is:

See Legal Description attached hereto and made a part hereof

The street address of the property is: **756-762 Communipaw Ave., Jersey City, New Jersey**

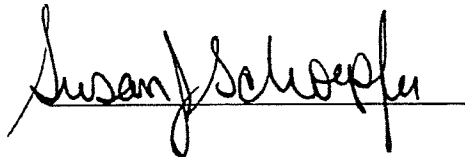
SUBJECT to such state of facts as an accurate survey may reveal, restrictions and easements of record, if any, governmental ordinances and regulations.

BEING the same premises conveyed to the Grantor herein by Deed from Tonley Enterprises, L.P. a Delaware Limited Partnership, dated May 15, 2008 and recorded June 9, 2008 in the Hudson County Clerk's Office in Deed Book 8530, Page 157.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

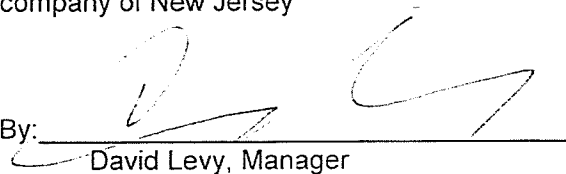
Signatures. This Deed is signed by the Grantor as of the date at the top of the first page.

Witnessed or Attested to By:

A handwritten signature in black ink, appearing to read "Susan J. Schaefer", written over a horizontal line.

TONELY ENTERPRISES, LLC, a limited liability company of New Jersey

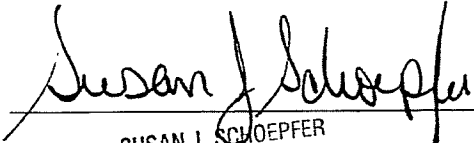
By:

A handwritten signature in black ink, appearing to read "David Levy", written over a horizontal line.
David Levy, Manager

STATE OF NEW JERSEY :
:SS.
COUNTY OF MORRIS :

I CERTIFY, that on this 6th day of May, 2020, DAVID LEVY, came before me via communication technology and stated to my satisfaction that this person:

- a. was the maker of the attached Deed;
- b. was authorized to and did execute this Deed as a Manager of TONLEY ENTERPRISES, LLC, the entity named in this Deed;
- c. made this Deed for \$1,400,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and
- d. executed this Deed as the act of the entity.


SUSAN J. SCHOEPFER
A Notary Public of New Jersey
My Commission Expires June 30, 2022