



A TRADITION OF LEGAL EXCELLENCE SINCE 1938

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Patrick T. Conlon
Associate

August 21, 2020

VIA E-MAIL AND FEDEX #

Attn: Tanya Marione, Director
Jersey City Division of Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: 325-329 Newark Avenue, Block 11001, Lot 6
Jersey City, New Jersey
BGT Enterprises
Application for Preliminary and Final Major Site Plan Approval**

Dear Ms. Marione:

Please be advised this office represents BGT Enterprises (the "Applicant"). Applicant is applying on behalf of the owner of 325-329 Newark Avenue, also known as Block 11001, Lot 6 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the NC-Neighborhood Commercial zone district ("NC Zone") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property is a conforming, irregularly shaped lot of 3,698 square feet that is currently improved with a gas station. Applicant proposes to clear the Property and to develop a new five (5) story mixed-use building with sixteen (16) residential units and ground floor commercial space (the "Project").

The Project is seeking Preliminary and Final Major Site Plan approval from the Planning Board of Jersey City, who has jurisdiction pursuant to JC LDO § 345-16.A. in that the proposed gross floor area is greater than 10,000 square feet and the Project is proposing the creation of ten (10) or more dwelling units.

Please allow this letter to serve as Applicant's request for Preliminary and Final Major Site Plan approval. In conjunction with the Project, Applicant requests that the Board grant any necessary variances from the JC LDO pursuant to N.J.S.A. 40:55D-70, as well as any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to

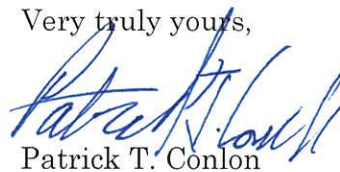
time without further notice) or determined to be necessary during the review and processing of this application.

Please find attached the following as a supplement to the above-referenced requests:

1. Two (2) General Development receipts;
2. One (1) original completed and executed General Development Application (the "Application");
3. One (1) set of architectural and civil site plans prepared by CPA Architecture (Albert Arcencibia) dated January 23, 2020 containing 9 pages including Property pictures for your review;
4. One (1) full sized signed and sealed survey prepared by Caulfield Associates, LLP dated July 28, 2019;
5. One (1) copy of a draft notice to be distributed by mail and posted within the Jersey Journal pursuant to N.J.S.A. 40:55D-12;
6. Executed affidavit of performance;
7. Executed affidavit of ownership;
8. Property list dated August 18, 2020;
9. Check in the amount of \$150 made payable to the City of Jersey City, representing the application deposit;
10. Check in the amount of \$250 made payable to Precision Reporting.

Please note that the following will be submitted under separate cover: additional Site Plans to comply with the requirements of the General Development Application Checklist; letter of rejection from the City Zoning Officer; Certificate of Taxes Paid; an affidavit pursuant to N.J.S.A. 40:55D-12; and the remaining application balance will be submitted under separate cover. Applicant requests waivers from the Checklist Requirement to provide a Certificate of Water Bills Paid. If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Very truly yours,



Patrick T. Conlon

PTC/jca
Enclosures

ORIGIN ID: AYA (201) 631-7846 PATRICK CONLON, ESQ. CONNELL FOLEY LLP CONNELL FOLEY LLP 185 HUDSON STREET, SUITE 2510 JERSEY CITY, NJ 07311 UNITED STATES US		SHIP DATE: 21AUG20 ACTWGT: 1.00 LB CAD: 113997158N/ET4280
TO TANYA MARIONE, DIRECTOR DIVISION OF PLANNING 360 MARTIN LUTHER KING JR DR JERSEY CITY NJ 07305 (201) 547-5010 INV: REF: 130742 PO: DEPT:		BILL SENDER

TRK# 7713 2825 4097 0201 XA AIYA NJ-US EWR 07305	MON - 24 AUG 3:00P STANDARD OVERNIGHT
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After printing this label:

1. Use the 'Print' button on this page to print your label to your laser or inkjet printer.
2. Fold the printed page along the horizontal line.
3. Place label in shipping pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.

Warning: Use only the printed original label for shipping. Using a photocopy of this label for shipping purposes is fraudulent and could result in additional billing charges, along with the cancellation of your FedEx account number.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on [fedex.com](https://www.fedex.com). FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Receipt of Documents

This will serve to confirm that on August 21, 2020, the Division of City Planning was in receipt of documents filed by Patrick T. Conlon, Esq., for:

**BGT Enterprises
325-329 Newark Avenue
Jersey City, New Jersey
Block 11001, Lot 6**

The land use review staff of the Division will review this submission for compliance with the City's requirements under the Zoning Ordinance and other applicable ordinances.

You will be notified within 45 days of the date listed above if the documents provided constitute a valid application. You will also be notified within this time period of the planning and zoning issues staff believes are relevant to the proposed Project, as well as our proposed recommendations to the Planning Board or Zoning Board of Adjustment.

We endeavor to reduce the statutorily allowed 45 day review period to the absolute minimum we need to certify the validity of your submittal. Please be informed that pursuant to NJSA 40:55D-10.3., and Chapter 345-22 through 345-25 of the Jersey City Code; your case cannot and will not be scheduled for a hearing date until the documents are determined to be a valid application and it is deemed complete by the Director of the Division of City Planning. **Please do not advertise or mail notice for a public hearing on this case until you are given a calendar date for the hearing by this office.** Mailing such notice without a scheduled date only serves to confuse and sometimes anger the members of the public who receive such notices.

If there are any questions in this regard, please direct them to the following personnel:

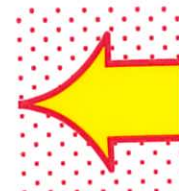
Planning Board: Matt Ward, 201-547- 5010

Zoning Board of Adjustment, Tanya Marione, 201-547-5488

If there are any problems or complaints about the manner in which your application is being processed, please direct your call to Maryann Bucci-Carter, Supervising Planner at 547-4499.

Signature of Staff Member Receiving Documents: _____

Signature of Person Filing Documents: Patrick Conlon/ja
Patrick T. Conlon, Esq.



Receipt of Documents

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Signature of Staff Member Receiving Documents: _____

Signature of Person Filing Documents: Patrick Conlon/ja
Patrick T. Conlon, Esq.





CITY OF JERSEY CITY GENERAL DEVELOPMENT APPLICATION ("GDA")



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | P:201-547-5010 | cityplanning@jcnj.org

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

**1.
SUBJECT
PROPERTY**

Address: 325-329 Newark Ave.Block & Lots: 11001/6Ward: E

**2.
BOARD
DESIGNATION**

☒ Planning Board☐ Zoning Board of Adjustment

**3.
APPROVALS
BEING SOUGHT**

<input type="checkbox"/> Conceptual Plan/Informal Review	<input type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input checked="" type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input checked="" type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in)

**4.
PROPOSED
DEVELOPMENT**

Name & Nature of Use (describe project)

Applicant proposes to clear the property and construct a new five (5) story mixed-use building with sixteen (16) residential units and a ground floor commercial space.

**5.
VARIANCE/
DEVIATION
NOTES**

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

N/A

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

N/A

**6.
APPLICANT**

BGT Enterprises

Applicant's Name

201-656-7200

Phone

Fax

189 Brunswick Street

Street Address

Jersey City NJ07302

City

State

Zip

ben@torrei.com

e-Mail address

7.
OWNER

Sunil & Maniga Patel

Owner's Name

Phone

Fax

310 Newark Ave.

Street Address

Jersey City NJ

07302

City

State

Zip

e-mail address

8.
APPLICANT'S
ATTORNEY

Charles J. Harrington III

Attorney's Name

Connell Foley, LLP

Firm's Name

201-521-1000 201-521-0100

Phone

Fax

185 Hudson Street, Suite 2510

Street Address

Jersey City NJ

07305

City

State

Zip

charrington@connellfoley.com

e-mail address

9.
PLAN
PREPARERS

Engineer's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

TBP

Surveyor's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

N/A

Planner's Name & License Number

Firm's Name

Phone

Fax

Street Address

City

State

Zip

e-mail address

Murat Mutlu, AIA Z1AI01972300

Architect's Name & License Number

INOA-International Office Of Architects

Firm's Name

212-564-0094

Phone

Fax

225 West 36th Street, Suite 506

Street Address

New York NY

10018

City

State

Zip

info@in-oa.com

e-mail address

**10.
SUBJECT
PROPERTY
DESCRIPTION**

Site Acreage (square footage and dimensions):

3,698 sf **irr** x _____ (dimensions)

Zone District(s):

NC - Neighborhood Commercial

Present use:

gas station

Redevelopment Area:

Historic District:

N/ACheck all that
apply for present
conditions:

- ☐
- Conforming Use
-
- ☐
- Conforming Structure
-
- ☐
- Vacant Lot

- ☐
- Non-Conforming Use
-
- ☐
- Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:

Check all that Apply:

☐ Application for a new building on
undeveloped tract

☐ Application for new use of
existing building

☐ Application for use of a
portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?

☐ yes ☒ no
Is demolition proposed? ☐ yes ☐ no If yes, is building 150+ years old? ☐ yes age: _____ ☒ no

Number of New Buildings:

1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	1	12	5	58
Addition/Extension				
Rooftop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:		
Residential	16,317	sf
Retail	1,976	sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	18,293	sf

Number of dwelling units (if applicable):		
Studio	0	units
1 bedroom	12	units
2 bedroom	4	units
3 bedroom	0	units
4+ bedroom	0	units
TOTAL:	16	units

Number of lots before subdivision:	N/A
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	91	%
% of lot to be covered by buildings & pavement:	91	%
Gross floor area (GFA):	18,293	sf
Floor Area Ratio (FAR):	4.94:1	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 0 / Dimensions: _____
 Number of loading spaces & dimensions: number: _____ / Dimensions: _____

Number of Signs: 0
 Height of monument and/or pylon signs: _____

12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	6"	
Material	ductile iron	
Does the existing water service have a curb stop?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new combined fire/domestic service?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there new domestic service only?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size	6"	
Material	cast iron	
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new sewer service proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are storm drains proposed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
MISC		
Are existing streets being widened	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are utilities underground	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is site in a flood plain?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____
Are any structures being removed?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Municipalities:		
Is the property on a County Road?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**13.
TYPE OF
DEVELOPMENT**

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	16	0	0
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

*According to NJ COAH definitions at *N.J.A.C. 5:94 et seq.*

Use Group Description (These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	Gross Floor Area of New Construction	Gross Floor Area of Demolition
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	0	0
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	3,269	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	0	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	0
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

14.
APPROVAL
HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. ☐ Check here if none
If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

15.
FEES
(see attached fee
schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

16.
ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached **FORMS** and **CHECKLISTS**)

17.
CERTIFICATION

I certify that the foregoing statements and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date

August 21, 2020

Patricia H. Corbin
Signature of Applicant *Atty for applicant*

Property Owner Authorizing Application if
other than Applicant

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

18.
CONTACT

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
P:201-547-5010
cityplanning@jcnj.org

**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
325-329 NEWARK AVENUE, JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS BLOCK 9902, LOT 1**

PLEASE TAKE NOTICE that on Tuesday, September _____, 2020, at 5:30 pm, a public hearing will be held by the Jersey City Planning Board at the City of Jersey City Municipal Council Chambers, City Hall, located at 280 Grove Street, Jersey City, New Jersey regarding the application of BGT Enterprises (the "Applicant"), for Preliminary and Final Site Plan approval pursuant to N.J.S.A. 40:55D-70, for the property located at 325-329 Newark Avenue, Jersey City, New Jersey, and described on the Tax Map of the City of Jersey City as Block 11001, Lot 6 (the "Property"). The Property is located within the NC Neighborhood Commercial zoning district (the "NC Zone") and is subject to the requirements of the Jersey City Land Development Ordinance (the "JC LDO").

The Property is an oversized conforming lot of approximately 2,627 square feet. The Property currently contains a gas station. Applicant intends to clear the Property and construct a new five (5) story mixed-use building with sixteen (16) residential units and ground floor commercial space (the "Project").

In conjunction with the Project, Applicant requests that the Planning Board grant any necessary variances from the JC LDO pursuant to N.J.S.A. 40:55D-70, as well as 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 person affected by this application may have an opportunity to be heard at the hearing of _____, 2020 at 5:30 P.M. in the Council Chambers located at City Hall, 280 Grove Street, Jersey City, New Jersey 07302, or at any date and time to which the Board may adjourn, at which time you may appear either in person, by agent or attorney and present comments which you may have regarding this application.

TAKE FURTHER NOTICE that all documents relating to this Application may be inspected by the public in the City Planning Division, City Hall Annex, 1 Jackson Square, Jersey City, New Jersey 07305 during normal business hours.

By: Charles J. Harrington, III, Esq.
Connell Foley LLP
Attorney for the Applicant
BGT Enterprises
201-521-1000

AFFIDAVIT OF PERFORMANCE

STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

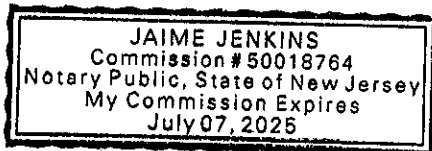
I, BEN TORREI, o/b/o BGT ENTERPRISES, hereby certify that I am the Managing Member/Authorized Signatory of BGT ENTERPRISES and as such have the authority to act on behalf of BGT ENTERPRISES.

I further certify that the Plans submitted to the Jersey City Division of City Planning for the property located at 325 – 329 Newark Avenue, Jersey City, New Jersey, and also known as Block 11001, Lot 6, on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.



BEN TORREI
o/b/o BGT ENTERPRISES

Sworn to me before this 11th
day of AUGUST, 2020


Notary Public

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

We, SUNIL PATEL AND MANISHA PATEL, being of full age, being duly sworn according to the law on our oath deposes and says, we reside at 310 Newark Avenue, in the City of Jersey City, County of Hudson, State of New Jersey, and that we are the owners in fee of all that certain lot, piece of parcel of land situated, lying and being in the City of Jersey City, aforesaid, known and designated:

**325 - 329 Newark Avenue
Block 11001, Lot 6
Jersey City, New Jersey
(the "Property")**

and on behalf of the owners, authorizes:

BGT ENTERPRISES

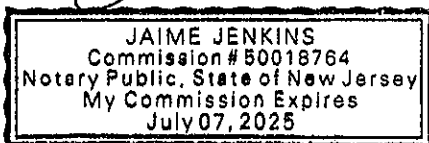
to make the annexed application on its behalf and that the statements of fact contained in said application are true.

Sunil Patel
SUNIL PATEL

M-S Patel
MANISHA PATEL

Sworn to before me this 11th
day of AUGUST, 2020

[Signature]
Notary Public



10150/111382

5539902-1





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

August 18, 2020

PROPERTY LOCATION OF APPLICATION: 325-329 Newark Avenue

BLOCK(S): 11001 LOT(S): 6

**NAME OF APPLICANT: Patrick Conlon, 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

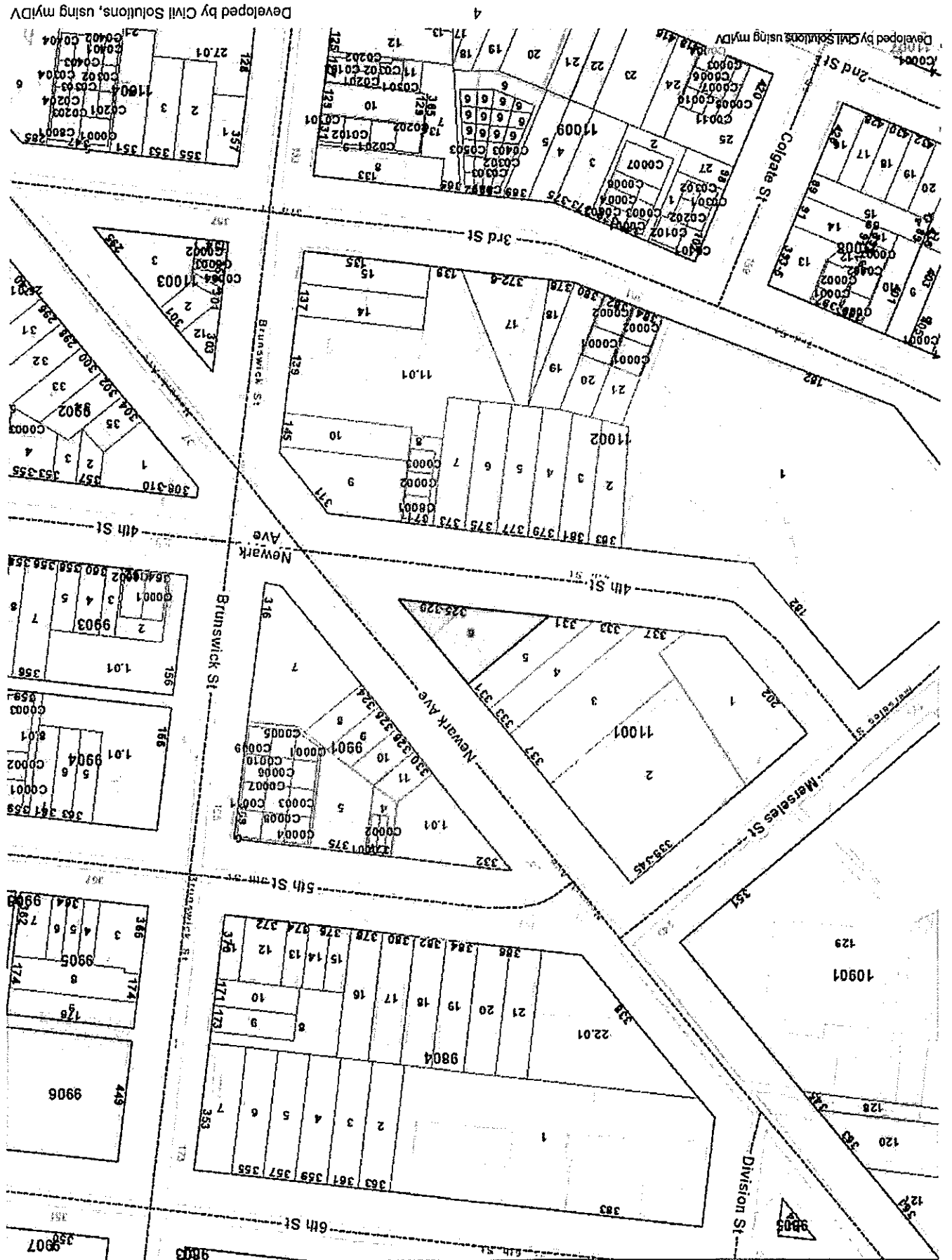

EDUARDO TOLOZA, City Assessor

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

Jersey City
Buffer Report - Map

created on 8/18/2020



Developed by Civil Solutions, using myIDV

Developed by Civil Solutions, using myIDV



CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 11001 - Lot 6

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

Property Location: 325-329 Newark Avenue

Date: August 18, 2020

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
9804	18		382 FIFTH ST.	DONG, JIA ZHONG & LIN CUI YUN	615 EAST THIRD ST.	MOORESTOWN, N.J.	08057
9804	19		384 FIFTH ST.	LIU, WILLIAM & HUYNH, MINGCHU PEARL	384 FIFTH ST.	JERSEY CITY, NJ	07302
9901	1.01		332 NEWARK AVE.	332 NEWARK AVE. LOFTS URBAN	600 PALISADE AVE., #202	UNION CITY, NJ	07087
9901	4		377 FIFTH ST.	377 FIFTH ST. CONDOMINIUM ASSOC.,	377 FIFTH ST.	JERSEY CITY, NJ	07302
9901	5		375 FIFTH ST.	MA AMBEY FIFTH, LLC	2449 KENNEDY BLVD.	JERSEY CITY, N.J.	07304
9901	6		369 FIFTH ST.	FIFTH OAK CONDOMINIUM ASSOCIATION	369 FIFTH ST.	JERSEY CITY, NJ	07302
9901	7		316 NEWARK AVE.	316 NEWARK STREET, LLC	349 THIRD ST GROUND FL	JERSEY CITY, NJ	07302
9901	8		324 NEWARK AVE.	316 NEWARK STREET, LLC	349 THIRD ST GROUND FL	JERSEY CITY, NJ	07302
9901	9		326 NEWARK AVE.	316 NEWARK STREET, LLC	349 THIRD ST GROUND FL	JERSEY CITY, NJ	07302
9901	10		328 NEWARK AVE.	316 NEWARK STREET, LLC	349 THIRD ST GROUND FL	JERSEY CITY, NJ	07302
9901	11		330 NEWARK AVE.	330 NEWARK AVENUE, LLC	349 THIRD ST GROUND FL	JERSEY CITY, NJ	07302
9902	1		306-310 NEWARK AVE.	PATEL, SUNIL & MANISA	310 NEWARK AVE.	JERSEY CITY, NJ	07302
9903	1.01		156 BRUNSWICK ST.	BULLSEYE BRUNSWICK LLC	615 JERSEY AVE.	JERSEY CITY, NJ	07302
9903	2		364 FOURTH ST.	362 FOURTH ST. CONDOMINIUM ASSOCIATI	364 FOURTH ST.	JERSEY CITY, NJ	07302
9904	1.01		166 BRUNSWICK ST.	FRANCISCO BUILDERS 166B, LLC.	54 HAMILTON DR.	NORTH CALDWELL, NJ	07006
11001	1		202 MERSELES ST.	202 MERSELES REALTY, LLC.	47 MILL RD	JERSEY CITY, NJ	07302
11001	2		339-345 NEWARK AVE.	QUAGLIANA & ULIVELLA, L.L.C.	339-345 NEWARK AVE.	JERSEY CITY, NJ	07302
11001	3		337 NEWARK AVE	HISTORIC WHITE EAGLE HALL, LLC	337 NEWARK AVE	JERSEY CITY, NJ	07302

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11001	4		333 NEWARK AVE.	BLDG 333 NEWARK LLC.	333 NEWARK AVE.	JERSEY CITY, NJ	07302
11001	5		331 NEWARK AVE.	KAFADAR, JAMES	331 NEWARK AVENUE	JERSEY CITY, N.J.	07302
11002	1		182 MERSELES ST.	BOARD OF EDUCATION OF J C	346 CLAREMONT AVE.	JERSEY CITY N J	07305
11002	2		383 FOURTH ST.	CANCRO, ALAN	13-17 WRIGHT AVE.	JERSEY CITY, NJ	07306
11002	3		381 FOURTH ST.	CANCRO, ALAN	13-17 WRIGHT AVE.	JERSEY CITY, NJ	07306
11002	4		379 FOURTH ST.	CANCRO, ALAN	13-17 WRIGHT AVE.	JERSEY CITY, NJ	07306
11002	5		377 FOURTH ST.	CANCRO, ALAN	13-17 WRIGHT AVE.	JERSEY CITY, NJ	07306
11002	6		375 FOURTH ST.	DM CAPITAL GROUP LLC	302 NEWARK AVE	JERSEY CITY,NJ	07302
11002	7		373 FOURTH ST.	DM CAPITAL GROUP, LLC	3202 NEWARK AVE.	JERSEY CITY, NJ	07302
11002	8		371 FOURTH ST.	371 FOURTH ST. CONDOMINIUM ASSOC.	371 FOURTH ST.	JERSEY CITY, NJ	07302
11002	9		311 NEWARK AVE.	L & S REALTY, LLC	311 NEWARK AVE.	JERSEY CITY , NJ	07302
11002	10		145 BRUNSWICK ST.	DONCRETE, LLC	294 PAVONIA AVE	JERSEY CITY, NJ	07302
11002	11.01		139 BRUNSWICK ST.	EP BRUNSWICK JC GROUP, LLC.	344 GROVE ST., STE 14	JERSEY CITY, NJ	07302
11002	17		372-6 THIRD ST.	THE DRIVIN GROUP, LLC	529 W 42ND ST., STE 9N	NEW YORK, NY	10036
11002	18		378 THIRD ST.	3RD STREET REALTY, LLC	47 MILL ROAD	JERSEY CITY, NJ	07302
11002	19		380 THIRD ST.	3RD STREET REALTY, LLC	47 MILL ROAD	JERSEY CITY, N.J.	07302
11002	20		382 THIRD ST.	382 THIRD ST.CONDOMINIUM ASSOCIATIO	382 THIRD ST.	JERSEY CITY, NJ	07302
11002	21		384 THIRD ST	ALDEN-CRAIG ASSOCIATES, L.L.C.	PO BOX 408	JERSEY CITY, N.J.	07303



BGT CAPITAL LLC
 276 NEWARK AVENUE
 JERSEY CITY, NJ 07302

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[Signature]
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MEMO

Transcript Deposits 325 Newark

⑈003393⑈ ⑆021213944⑆ 0602003824⑈

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ORDER OF City of Jersey City

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One Hundred Fifty and 00/100*****

DOLLARS

MEMO

Initial Application Fees 325 Newark



[Signature]
AUTHORIZED SIGNATURE

⑈003392⑈ ⑆021213944⑆ 10602003824⑈

BGT CAPITAL LLC

3392

City of Jersey City

8/3/2020

150.00

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