

AFFIDAVIT

STATE OF NEW JERSEY

COUNTY OF HUDSON SS.:

Eugene P. O'Connell, says under oath:

1. I am the Attorney of the Owner of both 124 Irving Street and 126 Irving Street, Jersey City, NJ
2. The lots are separated. 126 Irving Street is Lot 58, Block 703 and 124 Irving Street is Lot 57, Block 703. Both lots are listed as legal buildable lots. However, they are irregular and Applicant wanted to correct the irregularity. See attached property cards and tax map. Exhibit A.
3. The Owner applied for a Minor Subdivision to correct the lot line between the lots where lot 57 encroaches into lot 58.

Sworn and subscribed to
before me this 27th day
of September, 2021.



by Eugene P. O'Connell his Attorney in Fact



Notary Public Of NJ JENNIFFER CHARLES
NOTARY PUBLIC
State of New Jersey
ID # 50118432
My Commission Expires 12/16/2024

[New Search](#)
[Assessment Postcard](#)
[Property Card](#)

Block: 703 Prop Loc: 126 IRVING ST. Owner: MAHRACH, FARID Square Ft: 1489
 Lot: 58 District: 0906 JERSEY CITY Street: 1 PARKWAY AVE Year Built: 1880
 Qual: Class: 2 City State: CLIFTON, N.J 07011 Style:

Additional Information

Prior Block: 890 Acct Num: 00133751 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 29.A Mtg Acct: Land Desc: 25X100IRR Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2S-F-D-2U-H-G2 Initial: 000000 Further: 000000
 Updated: 01/30/08 Tax Codes: Class4Cd: 0 Desc:
 Zone: Map Page: 7 Acreage: 0 Taxes: 5597.97 / 0.00

Sale Information

Sale Date: 05/25/04 Book: 7290 Page: 136 Price: 260000 NU#: 0

Sr1a Date Book Page Price NU# Ratio Grantee

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
2021	MAHRACH, FARID 1 PARKWAY AVE CLIFTON, N.J 07011	186400 161300 347700	0	347700	2
2020	MAHRACH, FARID 1 PARKWAY AVE CLIFTON, N.J 07011	186400 161300 347700	0	347700	2
2019	MAHRACH, FARID 1 PARKWAY AVE CLIFTON, N.J 07011	186400 161300 347700	0	347700	2
2018	MAHRACH, FARID 1 PARKWAY AVE CLIFTON, N.J 07011	186400 161300 347700	0	347700	2

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

[New Search](#)[Assessment Postcard](#)[Property Card](#)

Block: 703 Prop Loc: 124 IRVING ST. Owner: M&T PARTNERS, LLC. Square Ft: 1010
 Lot: 57 District: 0906 JERSEY CITY Street: 124 IRVING ST. Year Built: 1880
 Qual: Class: 2 City State: JERSEY CITY, NJ 07307 Style:

Additional Information

Prior Block: 890 Acct Num: 00133744 Addl Lots: EPL Code: 0 0 0
 Prior Lot: 28.A Mtg Acct: Land Desc: 25X100IRR Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2S-F-D-1U-H Initial: 000000 Further: 000000
 Updated: 05/17/21 Tax Codes: Class4Cd: 0 Desc:
 Zone: Map Page: 7 Acreage: 0 Taxes: 4674.99 / 4705.58

Sale Information

Sale Date: 02/24/21 Book: 9552 Page: 743 Price: 525000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	06/27/18	9322	845	10	25	0	BLACHARD, MICHAEL & THOMAS
More Info	03/19/21	9552	743	525000	7	58.27	M&T PARTNERS LLC

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2021</u>	124 IRVING ST.	188000	0	305900	2
		117900			
		305900			
<u>2020</u>	124 IRVING ST.	188000	0	305900	2
		117900			
		305900			
<u>2019</u>	124 IRVING ST.	188000	0	305900	2
		117900			
		305900			
<u>2018</u>	124 IRVING ST.	188000	0	305900	2
		117900			
		305900			

*Click on Underlined Year for Tax List Page

[*Click Here for More History.](#)

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

DEPARTMENT OF
Housing, Economic Development & Commerce
Office of The Construction Official
1 Jackson Square, 2nd Floor, Jersey City, NJ 07305
(201) 547-5055



Date Issued

Permit #

7.14.21

20212178

CONSTRUCTION PERMIT NOTICE

Block 703 Lot 57

Work Site Location:

124 IRVING ST.

AUTHORIZED FOR:

☒ BUILDING☒ ELECTRICAL☒ PLUMBING☒ FIRE PROTECTION☒ ELEVATOR☒ DEMOLITION☒ OTHERConstruction of a 2-family home

This notice shall be posted conspicuously at the work site and shall remain so until issuance of a certificate.

U.C.C. Form F-180B (rev. 3/96)

☒ Required inspections for all subcodes for one- and two-family dwellings are as follows:

1. The bottom of footing trenches before placement of footings, except that in cases of pile foundations, inspections shall be made in accordance with the requirements of the building subcode.
2. Foundations and all walls up to grade level prior to back filling.
3. All structural framing, connections, wall and roof sheathing and insulation; electrical rough wiring, panel and service installation; rough plumbing. The framing inspection shall take place after the rough electrical and plumbing inspections and after the installation of the heating, ventilation and/or air conditioning duct system. The insulation inspection shall be performed after all other subcode rough inspections and prior to the installation of any interior finish material.
4. Installation of all finished materials, sealings of exterior joints, plumbing piping, trim and fixtures; electrical wiring, devices and fixtures; mechanical systems equipment.

Additional required inspections for all subcodes of construction, for other than one- and two-family dwellings, are fire suppression systems, heat producing devices and Barrier Free subcode accessibility, if applicable.

☐ Required special inspections. The applicant by accepting the permit will be deemed to have consented to these requirements:

- ☒ A final inspection is required for each applicable subcode area before a final Certificate of Occupancy or Approval may be issued. The final inspections include the installation of all interior and exterior finish materials, sealing of exterior joints, mechanical system and other required equipment; electrical wiring, devices and fixtures; plumbing pipes, trim and fixtures; tests required by any provision of the adopted subcodes, Barrier Free accessibility, if applicable; and verification of compliance with NJAC 5:23-3.5, "Posting structures".

- ☒ A complete copy of released plans must be kept on the job site.

If you do not understand any of this information, please ask.



DEPARTMENT OF
Housing, Economic Development & Commerce
Office of The Construction Official
1 Jackson Square, 2nd Floor, Jersey City, NJ 07305
(201) 547-5055



Date Issued

Permit #

7.14.21

20812179

CONSTRUCTION PERMIT NOTICE

Block 703 Lot 58Work Site Location: 126 IRVING ST.

AUTHORIZED FOR:

☒ BUILDING☒ PLUMBING☒ ELEVATOR☒ OTHERConstruction of a new
2-family home☒ ELECTRICAL☒ FIRE PROTECTION☒ DEMOLITION

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On Fri, Sep 24, 2021 at 1:58 PM <gene@eugeneoconnell.com> wrote:

See Photo. You can't construct a home until the Lot is Subdivided. How did you get the permits? We have to give a full explanation to the Planning Boardx

----- Original Message -----

Subject: 124-126 Irving

From: Cameron Black <CBlack@jcnj.org>

Date: Fri, September 24, 2021 1:50 pm

To: "gene@eugeneoconnell.com" <gene@eugeneoconnell.com>



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Mahe Reddy
Medna Builders LLC
326 Mercer Loop #1
Jersey City NJ 07302
201-655-0535
mednabuilders.com
mednabuilders@gmail.com

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