

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY)
COUNTY OF HUDSON) ss

On January 31, 2022, Stephen Joseph, Esq., 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 Zoning Board of the City of Jersey City, New Jersey related to premises located at:

183 Princeton Avenue

Block: 30104 Lot: 25

On January 31, 2022, Stephen Joseph, Esq. 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

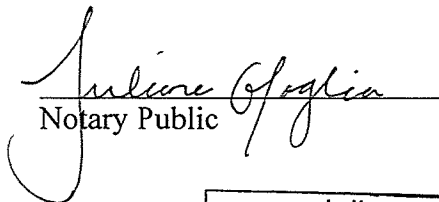
Exhibit D – Affidavit of Publication



Attorney For Applicant

Sworn to and Subscribed before me

This 31st day of January, 2022



Notary Public

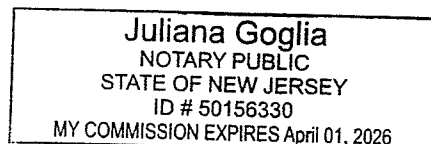


EXHIBIT A
NOTICE OF HEARING

NOTICE OF HEARING

Z21-051

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:

Minor Site Plan Approval with D variance approval for Use where one- and two- family homes are permitted and a multi-family (three-unit) home is proposed and **C variance approval** for **(i)garage door width** where 10 feet are permitted and 12 feet are proposed **(ii) rear yard setback** where 33.417 feet are required and 24.33 feet are proposed and **(iii) building coverage** where 60% is permitted and 61.53% is proposed **(iv) on-site parking** where one space per unit is required (3) and two spaces are proposed **(v) minimum garage depth** where 44 feet (50% of the gross floor area) are required and a varied depth between 27 feet 8 inches and 30 feet 3 inches (42% of the gross floor area) is proposed and any other variance(s), waiver(s) or exception(s) the Board may deem as required, has been filed with the Jersey City **Zoning Board of Adjustments** for property located at:

183 Princeton Avenue Jersey City, NJ in the R-1 Zone

And according to the Jersey City Tax Map, also known as: Block(s) **30104** Lot(s) **25**

The purpose of this application is to:

construct and new three-story, three dwelling unit dwelling with two parking spaces

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of February 10, 2022 at 6:30PM via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/82243941399> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: **822 4394 1399**

The Jersey City Zoning Board of Adjustment 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, Esq.
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

January 28, 2022

PROPERTY LOCATION OF APPLICATION: 183 Princeton Avenue

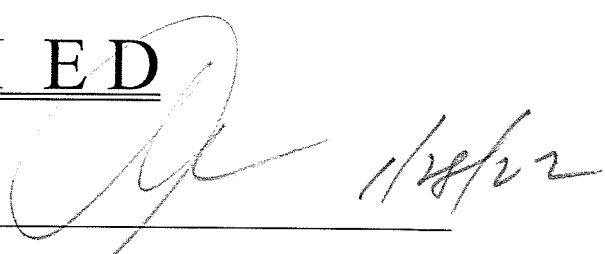
BLOCK(S): 30104 LOT(S): 25

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



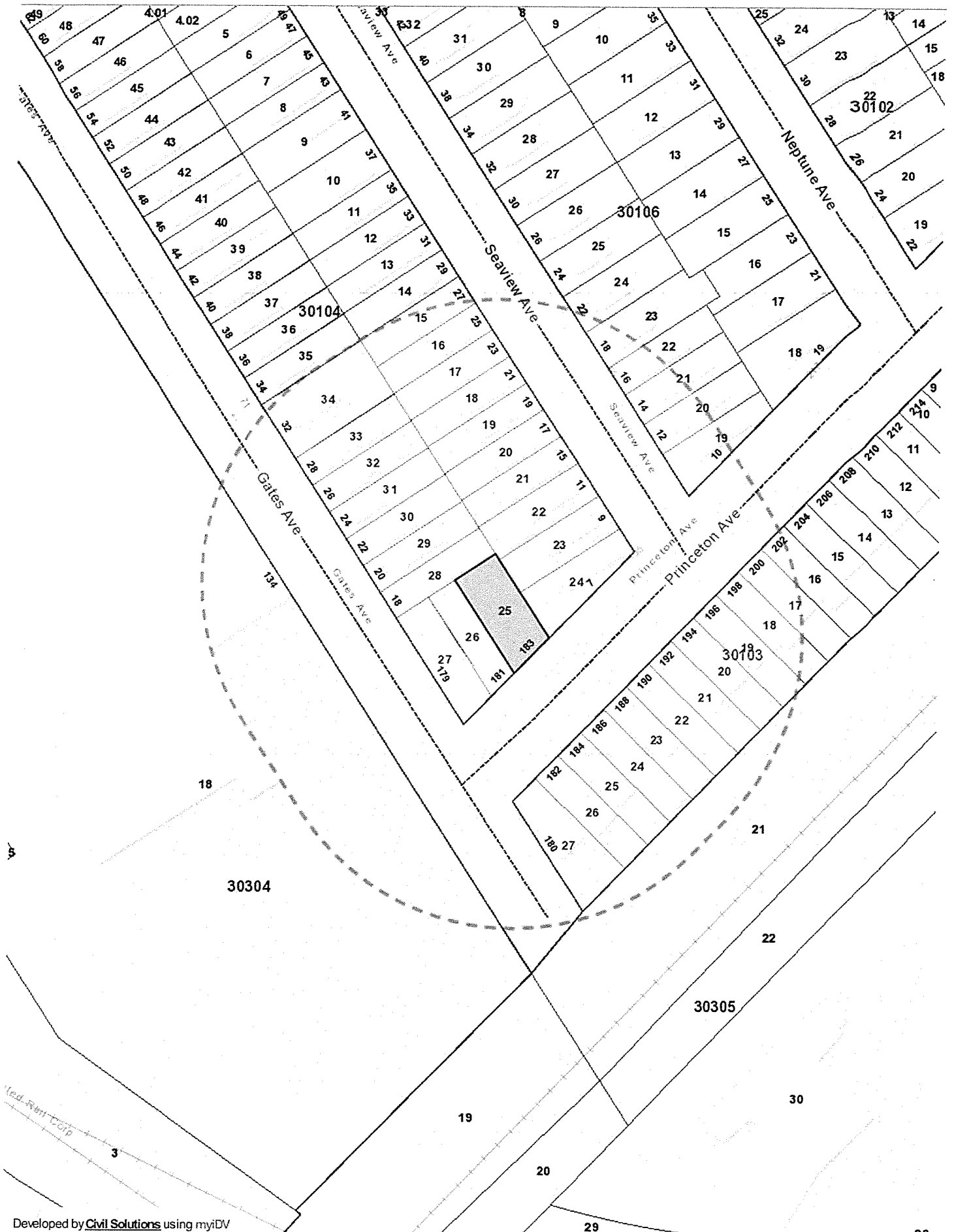
EDUARDO TOLOZA, City Assessor

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 30104 - Lot 25

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

Property Location: 183 Princeton Avenue

Date: January 28, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
30103	16		202 PRINCETON AVE.	NAIPAUL, ESTHER E.	202 PRINCETON AVE.	JERSEY CITY, N.J.	07305
30103	17		200 PRINCETON AVE.	ABALOS, CAITLIN J.	200 PRINCETON AVE.	JERSEY CITY, NJ	07305
30103	18		198 PRINCETON AVE.	GUILLAUME, MARIE	198 PRINCETON AVE.	JERSEY CITY, N.J.	07305
30103	19		196 PRINCETON AVE.	SMITH, CRAIG	196 PRINCETON AVE.	JERSEY CITY, N.J.	07305
30103	20		194 PRINCETON AVE.	JOHNSON, FRANK & REBECCA MILDRED	194 PRINCETON AVE	JERSEY CITY, NJ	07305
30103	21		192 PRINCETON AVE.	TLATELPA, JACOBO	192 PRINCETON AVE.	JERSEY CITY, NJ	07305
30103	22		190 PRINCETON AVE.	TLATELPA, WILFRIDO	190 PRINCETON AVE.	JERSEY CITY, NJ	07305
30103	23		188 PRINCETON AVE.	SANCHEZ, MARCO & VEGA, BIANCA	188 PRINCETON AVE.	JERSEY CITY, NJ	07305
30103	24		186 PRINCETON AVE.	SINGH, TONY	186 PRINCETON AVE.	JERSEY CITY, NJ	07305
30103	25		184 PRINCETON AVE.	RICIO, RAMON & BERTHA PAGAN	184 PRINCETON AVE.	JERSEY CITY, N.J.	07305
30103	26		182 PRINCETON AVE.	ENZI, ABE	182 PRINCETON AVE.	JERSEY CITY, N.J.	07305
30103	27		180 PRINCETON AVE.	PRINCETON CCOMFORT, LLC.	42 WALTON ST.	BROOKLYN, NY	11206
30104	14		29 SEAVIEW AVE.	PAGNILLO-LOPEZ, ROSA	29 SEAVIEW AVE.	JERSEY CITY, N.J.	07305
30104	15		27 SEAVIEW AVE.	LEE, RENE	27 SEAVIEW AVE.	JERSEY CITY, NJ	07305
30104	16		25 SEAVIEW AVE.	FRIDAY, SAMUEL A. & E.S. HOLLMON	25 SEAVIEW AVE.	JERSEY CITY, N.J.	07305
30104	17		23 SEAVIEW AVE.	STEWART, SHIRRONDA L.	23 SEAVIEW AVE.	JERSEY CITY, N.J.	07305
30104	18		21 SEAVIEW AVE.	GIBBONS, WILLIAM & BARBARA	21 SEAVIEW AVE.	JERSEY CITY, N.J.	07305
30104	19		19 SEAVIEW AVE.	SUN, WANSU	19 SEAVIEW AVE.	JERSEY CITY, NJ	07305

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
30104	20		17 SEAVIEW AVE.	ROSARIO, EMMANUEL	17 SEAVIEW AVE.	JERSEY CITY, NJ	07305
30104	21		15 SEAVIEW AVE.	MODESTE, GISELLE	15 SEAVIEW AVE.	JERSEY CITY, NJ	07305
30104	22		11 SEAVIEW AVE.	CHULLI, TARA F/K/A CHULI, TAMATTIE	11 SEAVIEW AVE.	JERSEY CITY, NJ	07305
30104	23		9 SEAVIEW AVE.	ROOPNARINE, ROOPCHAND & CHULL, TARA	9 SEAVIEW AVE.	JERSEY CITY, NJ	07305
30104	24		7 SEAVIEW AVE.	MERCHAN, GUILBERT & HILDA	7 SEAVIEW AVE.	JERSEY CITY, N.J.	07305
30104	26		181 PRINCETON AVE.	GSC 181 P, LLC.	297 SHERMAN AVE.	JERSEY CITY, NJ	07307
30104	27		179 PRINCETON AVE.	RUIZ, EDUARDO	179 PRINCETON AVE.	JERSEY CITY, N.J.	07305
30104	28		18 GATES AVE.	ZIEBA, STEVEN & TAMARA	18 GATES AVE.	JERSEY CITY, NJ	07305
30104	29		20 GATES AVE.	SANCHEZ, JOSE F. & ELSY R.	20 GATES AVE.	JERSEY CITY, N.J.	07305
30104	30		22 GATES AVE.	CILIEZAR, EMIL R. & CILIEZAR, BRENDA	261 UNION ST.	JERSEY CITY, NJ	07304
30104	31		24 GATES AVE.	24 GATES HOLDINGS, LLC.	4118 14TH AVE., #185	BROOKLYN, NY	11219
30104	32		26 GATES AVE.	26 GATES AVE, LLC.	26 GATES AVE.	JERSEY CITY, NJ	07305
30104	33		28 GATES AVE.	HERNANDEZ, GUADALUPE	28 GATES AVE.	JERSEY CITY, NJ	07305
30104	34		32 GATES AVE.	RAMNARINE, RAMJEET	32 GATES AVE.	JERSEY CITY, N.J.	07305
30104	35		34 GATES AVE.	PRADO, ANN MARIE	34 GATES AVE.	JERSEY CITY, NJ	07305
30106	19		10 SEAVIEW AVE.	RAMNARINE, RAMJEET	32 GATES AVE.	JERSEY CITY, NJ	07305
30106	20		12 SEAVIEW AVE.	CHICHESTER, LYNDON	12 SEAVIEW AVE.	JERSEY CITY, NJ	07305
30106	21		14 SEAVIEW AVE.	HADDEN, CHARLES & H SZOSTECKI	14 SEAVIEW AVE.	JERSEY CITY, N.J.	07305
30106	22		16 SEAVIEW AVE.	GETUGI, JEREMIAH	16 SEAVIEW AVE.	JERSEY CITY, N.J.	07305
30106	23		18 SEAVIEW AVE.	BURGESS, MICHAEL	18 SEAVIEW AVE.	JERSEY CITY, N.J.	07305
30106	24		22 SEAVIEW AVE.	VERGARA, AMADO I & CONCHITA	22 SEAVIEW AVE.	JERSEY CITY, N.J.	07305
30304	18		134 GARFIELD AVE.	GATES RD. ASSOC., LLC	235 PARK AVE. SO., 8TH FL	NEW YORK , N.Y.	10003
30305	21		CENTRAL R.R.	CONSOLIDATED RAIL	P. O. BOX 8499	PHILADELPHIA, PA	19101

EXHIBIT C
PROOF OF SERVICE
CERTIFIED RECEIPTS

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P.S.E.&G.
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NEWARK, NJ 07102

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Princeton
Ave

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NEWARK, NJ 07102

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COMCAST CABLEVISION
2121 KENNEDY BLVD.
JERSEY CITY, NJ 07305

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UNITED WATER COMPANY
200 HOOK ROAD
HARRINGTON PARK, NJ 07640

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JERSEY CITY M.U.A.
555 ROUTE 440
JERSEY CITY, NJ 07305

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NAIPAUL, ESTHER E.
202 PRINCETON AVE.
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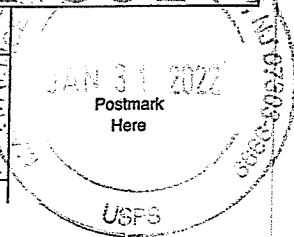
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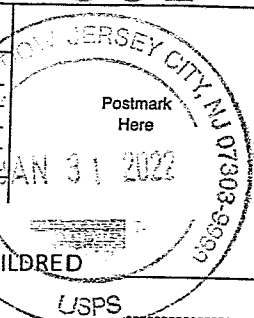
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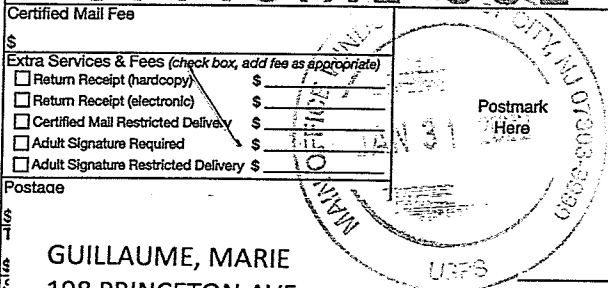
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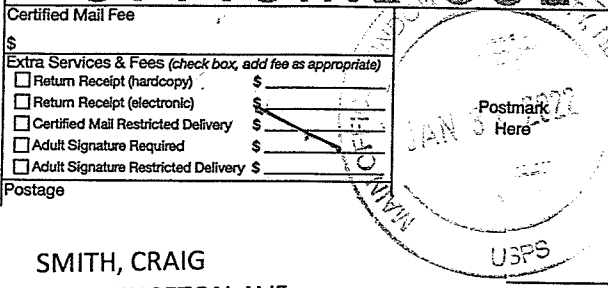
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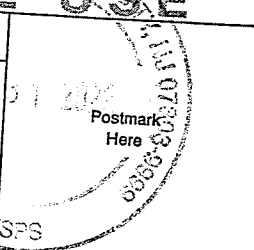
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SINGH, TONY
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PRINCETON CCOMFORT, LLC.
42 WALTON ST.
BROOKLYN, NY 11206

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RICIO, RAMON & BERTHA PAGAN
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GIBBONS, WILLIAM & BARBARA
21 SEAVIEW AVE.
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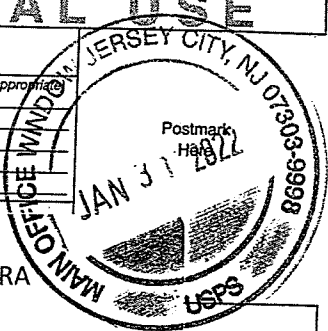
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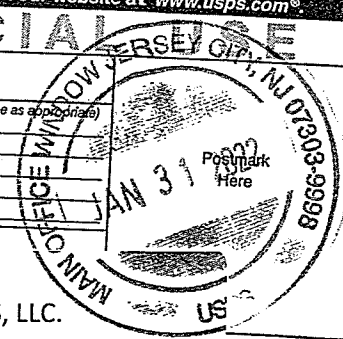
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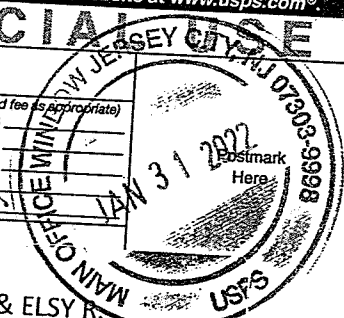
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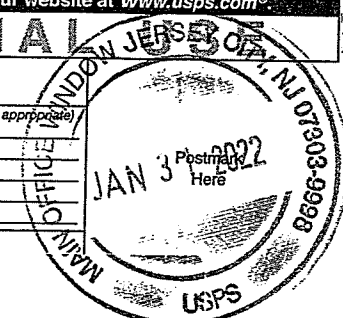
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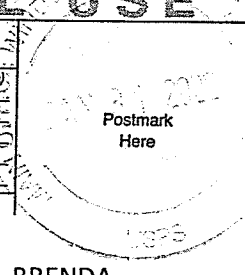
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NOTICE OF HEARING
Z21-051

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:

Minor Site Plan Approval with D variance approval for Use where one- and two- family homes are permitted and a multi-family (three-unit) home is proposed and C variance approval for (i)garage door width where 10 feet are permitted and 12 feet are proposed (ii) rear yard setback where 33.417 feet are required and 24.33 feet are proposed and (iii) building coverage where 60% is permitted and 61.53% is proposed (iv) on-site parking where one space per unit is required (3) and two spaces are proposed (v) minimum garage depth where 44 feet (50% of the gross floor area) are required and a varied depth between 27 feet 8 inches and 30 feet 3 inches (42% of the gross floor area) is proposed and any other variance(s), waiver(s) or exception(s) the Board may deem as required, has been filed with the Jersey City Zoning Board of Adjustments for property located at:

183 Princeton Avenue Jersey City, NJ
in the R-1 Zone

And according to the Jersey City Tax Map, also known as: Block(s) 30104 Lot(s) 25

The purpose of this application is to:

construct and new three-story, three dwelling unit dwelling with two parking spaces

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of February 10, 2022 at 6:30PM via Zoom, a web-based application, or by telephone by using the link: <https://us02.web.zoom.us/j/82243941399> Or Telephone: Dial US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 822 4394 1399

The Jersey City Zoning Board of Adjustment 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@icni
.org](mailto:cityplanning@icni.org)

By: Stephen Joseph, Esq.
Attorney for the Applicant (201) 413-9000

01/31/22

\$196.50