

EUGENE P. O'CONNELL  
ATTORNEY AT LAW  
853 SUMMIT AVENUE  
JERSEY CITY, NEW JERSEY 07307  
PHONE: (201) 963-3668  
FAX: (201) 963-2005  
[GENE@EUGENEOCONNELL.COM](mailto:GENE@EUGENEOCONNELL.COM)

February 7, 2022

Via Email: [MWard@jcnj.org](mailto:MWard@jcnj.org)

Matt Ward, Supervising Planner  
City of Jersey City  
Division of Planning  
1 Jackson Square  
Jersey City, NJ 07305

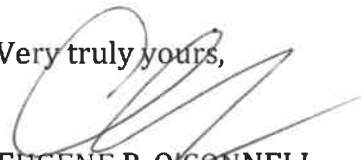
**Re: 632-652 Grand Street, Jersey City, NJ  
Block 15403, Lots 12,13 & 14  
Case P19-194**

Dear Matt:

Enclosed are:

1. Notice to Property Owners
2. Proof Publication
3. Affidavit of Proof of Service
4. Certified Mail Receipts

Very truly yours,

  
EUGENE P. O'CONNELL  
EPOC/zt

Encls.

**NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12**

**PLEASE TAKE NOTICE** that on **February 15, 2022**, at **5:30 P.M.**, a public hearing will be held by the Jersey City Planning Board regarding the application of **B.J. Power, LLC** (the "Applicant"), under Case number **P19-194**, for the property located at **632-652 Grand Street**, Jersey City, New Jersey, which is also identified on the Jersey City tax maps as Block(s) **15403**, Lot(s) **12,13 & 14** (the "Property").

The Property is located in the **Morris Canal Redevelopment District**.

**Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on February 15, 2022 at 05:30 P.M. Eastern Time (US and Canada) via Zoom, a web-based video conference application, or by telephone using the following:**

<b>Zoom link to join meeting:</b>	<a href="https://us02web.zoom.us/j/83741241200">https://us02web.zoom.us/j/83741241200</a>
<b>Call-in Number and Webinar ID#:</b>	<b>iPhone one-tap:</b> <b>US: +1 929 205 6099,,83741241200# or +1 312 626 6799,,83741241200#</b> <b>Or Telephone:</b> <b>Dial (for higher quality, dial a number based on your current location):</b> <b>US: +1 312 626 6799 or +1 929 205 6099 or + 301 7158592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782</b> <b>Webinar ID: 837 4124 1200</b> <b>International numbers available: <a href="https://us02web.zoom.us/j/83741241200">https://us02web.zoom.us/j/83741241200</a></b>

The Applicant is seeking **to construct a 4-story mixed used building with parking and retail on the ground floor, 48 residential apartment units on the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors. The 48 units include 12 studios, 24 one-bedroom, 9 two-bedroom, and 3 three-bedroom units.**

As part of the Application, the Applicant is requesting the following variances and/or waivers from the Jersey City Land Development Ordinance Redevelopment Plan:  
**Maximum number of signs (RDP XII.h.(6).(b)); Minimum side yard (RDP.XI.D.4.D.3.ii)**

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 processing or hearing of this Application.

**PLEASE TAKE FURTHER NOTICE** that application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number at [data.jerseycitynj.gov](http://data.jerseycitynj.gov).

The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. **MORE INFORMATION** on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning).

**ANY QUESTIONS** can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@icnj.org](mailto:cityplanning@icnj.org)

**By: Eugene P. O'Connell, ESQ.**  
**Attorney for Applicant**





## Order Confirmation

Ad Order Number 0010238286

### Customer

**LAW OFFICE OF EUGENE P OCONNELL ESQUIRE**  
 Account: 1147856  
 LAW OFFICE OF EUGENE P OCONNELL ESQUIRE  
 853 SUMMIT AVE,  
 JERSEY CITY NJ 07307 USA  
 (201)963-3668

### FAX:

zulay@eugeneoconnell.com

### Payor Customer

**LAW OFFICE OF EUGENE P OCONNELL ESQUIRE**  
 Account: 1147856  
 LAW OFFICE OF EUGENE P OCONNELL ESQUIRE  
 853 SUMMIT AVE,  
 JERSEY CITY NJ 07307 USA  
 (201)963-3668

PO Number P19-194

Sales Rep. JJ DorfLegalsJJ

Order Taker Mary Taylor

Order Source E-Mail

Special Pricing

Tear Sheets	0	TearsheetsCost	\$0.00	Net Amount	\$95.54
Proofs	0			Tax Amount	\$0.00
Affidavits	1	AffidavitsCost	\$41.00	Total Amount	\$95.54
Blind Box				Payment Method	Invoice
Promo Type				Payment Amount	\$0.00
Materials				Amount Due	\$95.54
Invoice Text					

## Ad Schedule

Product	Jersey Journal	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Variance
Cost	\$54.54	AdNumber	0010238286-01
Ad Type	JJ CLS Legal Liner	Ad Size	1 X 103 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	NOTICEOFHEARINGPURSUANTTONJSA4055D12PLEASETAKENOTICETHATONFEBRUARY152022AT530PMPUB	
	02/04/2022		

Product	NJ.com	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Variance
Cost	\$0.00	AdNumber	0010238286-01
Ad Type	JJ CLS Legal Liner	Ad Size	1 X 103 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	NOTICEOFHEARINGPURSUANTTONJSA4055D12PLEASETAKENOTICETHATONFEBRUARY152022AT530PMPUB	
	02/04/2022		

Ad Content Proof

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Zoom link to join meeting:

<https://us02web.zoom.us/j/83741241200>

Call-in Number and Webinar ID#:

iPhone one-tap:

US: +1 929 205 6099,,83741241200# or +1 312

626 6799,,83741241200#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

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301 7158592 or +1 346 248 7799 or +1 669 900

6833 or +1 253 215 8782

Webinar ID: 837 4124 1200

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<https://us02web.zoom.us/j/83741241200>

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By: Eugene P. O'Connell, ESQ.  
Attorney for Applicant

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02/04/22

\$95.54

AFFIDAVIT OF PROOF SERVICE

PROOF OF SERVICE OF NOTICES REQUIRED BY STATUTE MUST BE FILED AND VERIFIED WITH THE DIVISION OF CITY PLANNING AT LEAST TWO DAYS PRIOR TO THE MEETING OR THE CASE WILL NOT BE HEARD.

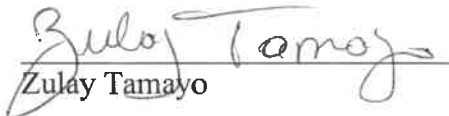
STATE OF NEW JERSEY

COUNTY OF HUDSON )ss.

Zulay M. Tamayo, of full age, being duly sworn according to law, deposes and says, that she works at Law Office of Eugene P. O'Connell, 853 Summit Avenue, City of Jersey City, County of Hudson, State of New Jersey;

that she is the agent for the applicant in a proceeding before the Planning Board of the City of Jersey City which has the Case # P19-194 to be heard on February 15, 2022 and relates to the premises located at: **632-652 Grand Street, Jersey City, NJ, Block 15403, Lot(s) 12,13 & 14.**

that on **February 4, 2022** she gave written notice of the hearing on this application to each and of all the persons upon whom service must be had, in the required form and according to the attached list and in the manner indicated thereon.

  
Zulay Tamayo

Sworn to and Subscribed before me

This day 7, February 2022

  
Notary Public

**EUGENE P. O'CONNELL  
ATTORNEY AT LAW  
STATE OF NEW JERSEY**



# CITY OF JERSEY CITY

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

**EDUARDO TOLOZA, CITY ASSESSOR**

**January 13, 2022**

**PROPERTY LOCATION OF APPLICATION: 632-652 Grand Street**

**BLOCK(S): 15403      LOT(S): 12, 13 & 14**

**NAME OF APPLICANT: Eugene P. O'Connell, Esq.  
853 Summit Avenue  
Jersey City, NJ 07307**

**Telephone Number: (201) 963-3668**

Pursuant to your request, attached herewith is a list of properties located within 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**

A handwritten signature in blue ink, appearing to be "Eduardo Tolosa", written over a horizontal line.

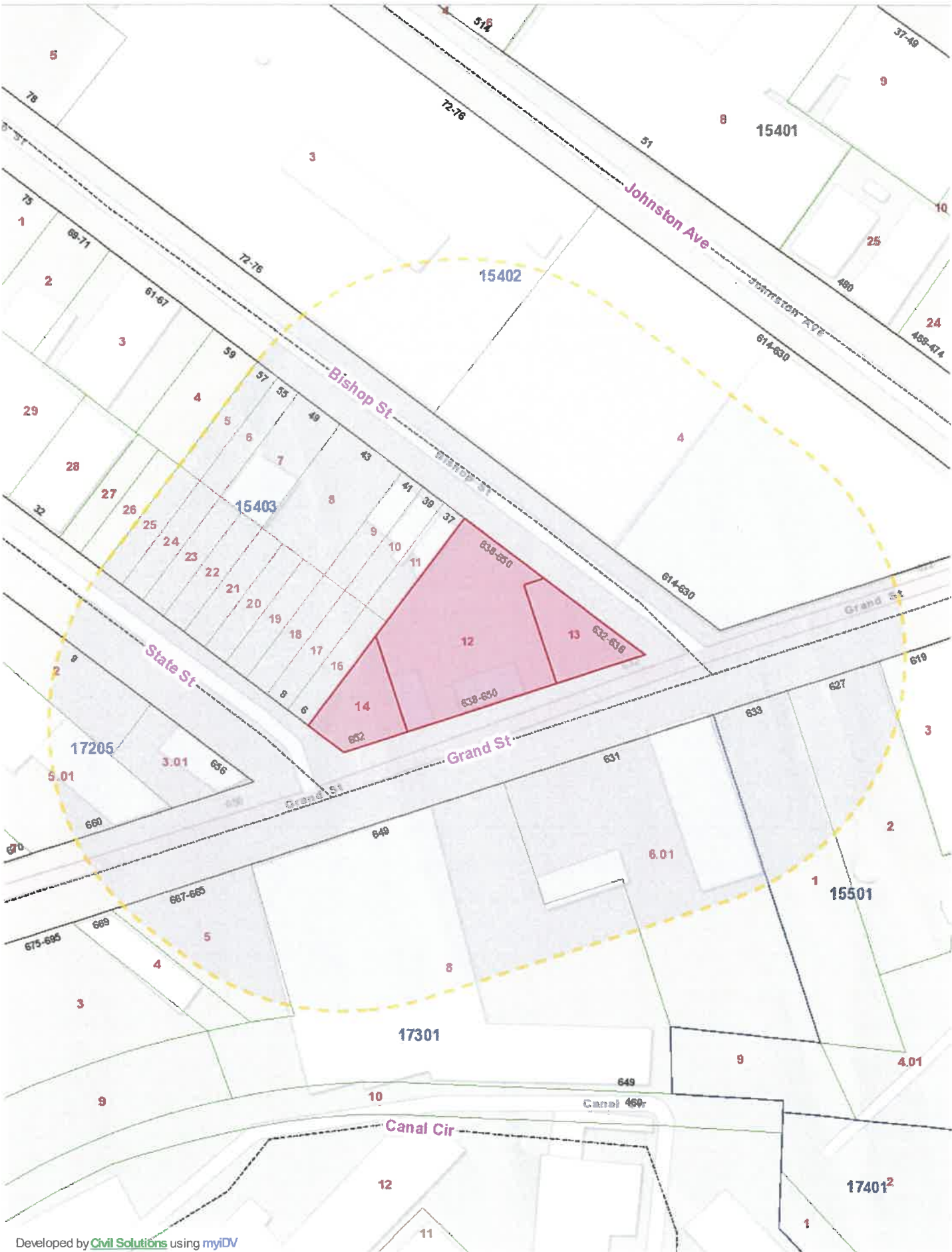
**EDUARDO TOLOZA, City Assessor**

**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 15403 - Lot 12, 13 & 14

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

Property Location: 632-652 Grand Street

Date: January 13, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
15402	3		72-76 BISHOP ST.	RICCIO HOLDINGS LLC	P.O. BOX 858	BAYONNE, NJ	07002
15402	4		614-630 GRAND ST.	SAMUELS & SAMUELS JERSEY CITY, LLC.	2091 SPRINGFIELD AVENUE	UNION, N.J.	07083
15403	5		57 BISHOP ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	6		55 BISHOP ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, N.J.	07071
15403	7		49 BISHOP ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	8		43 BISHOP ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	9		41 BISHOP ST.	PACIFIC AMERICA MONEY CENTERS, INC.	P.O. BOX 2824	HOUSTON, TEXAS	77252
15403	10		39 BISHOP ST.	REICH, SAUL & KOHN, JOSEPH	199 LEE AVE., PMB 949	BROOKLYNY, NY	11211
15403	11		37 BISHOP ST.	ATRIMEE REALTY CORP.	37 BISHOP ST.	JERSEY CITY, NJ	07304
15403	16		6 STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	17		8 STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	18		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	19		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	20		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	21		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	22		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	23		STATE ST.	32 STATE ST. REALTY LLC.	24 WITZEL CT., UNIT 203	MONSEY, NY	10952

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
15403	24		STATE ST.	32 STATE ST. REALTY LLC.	24 WITZEL CT., UNIT 203	MONSEY, NY	10952
15403	25		STATE ST.	32 STATE ST. REALTY LLC.	24 WITZEL CT., UNIT 203	MONSEY, NY	10952
15501	1		633 GRAND ST.	HMOB JERSEY CITY PARKING, LLC.	633 GRAND ST.	JERSEY CITY, NJ	07304
15501	2		627 GRAND ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J.	07302
15501	3		619 GRAND ST.	619 GRAND ST. LLC	619 GRAND ST.	JERSEY CITY, NJ	07304
17205	2		9 STATE ST.	LUNA WAREHOUSE, LLC	47 STATE ST	JERSEY CITY, NJ	07304
17205	3.01		656 GRAND ST.	MECCA 656-658 GRAND STREET, LLC.	580 LUIS MARIN BLVD.	JERSEY CITY, NJ	07302
17205	5.01		660 GRAND ST.	DNL & ACV PROPERTIES, LLC, ETALS	735 GARDEN ST., #1	HOBOKEN, NJ	07030
17301	5		667-665 GRAND ST.	ATRIMEC REALTY CORP.	580 LUIS M. MARIN BLVD.	JERSEY CITY, NJ	07302
17301	6.01		631 GRAND ST.	HMOB OF JC OWNER, LLC.	85 HARRISTOWN ROAD	GLEN ROCK, NJ	07452
17301	8		649 GRAND ST.	S.H.L. (NJ) MANAGEMENT, INC.	86 CAROL PLACE	WAYNE N.J.	07470

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City, State, ZIP+4®

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BAYONNE, NJ 07002

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Postage	\$ 0.53
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Sent To **SAMUELS & SAMUELS JERSEY CITY, LLC.**  
 Street and Apt. No. **2091 SPRINGFIELD AVENUE**  
 City, State, ZIP+4® **UNION, N.J. 07083**



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Sent To **GHIONE, A.,D.,J.,G. & G.**  
 Street and Apt. No. **739 UNION AVE.**  
 City, State, ZIP+4 **LYNDHURST, NJ 07071**



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Sent To **PACIFIC AMERICA MONEY CENTERS,**  
 Street and Apt. No. **INC**  
 City, State, ZIP+4 **P.O. BOX 2824**  
**HOUSTON, TEXAS 77252**



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Sent To **REICH, SAUL & KOHN, JOSEPH**  
 Street and Apt. **199 LEE AVE., PMB 949**  
 City, State, ZIP **BROOKLYN, NY 11211**



PS Form 380

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Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To **ATRIMEE REALTY CORP.**  
 Street and Apt. **37 BISHOP ST.**  
 City, State, Zi **JERSEY CITY, NJ 07304**



PS Form 380

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Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To **32 STATE ST. REALTY LLC.**  
 Street and Apt. **24 WITZEL CT., UNIT 203**  
 City, State, Zip **MONSEY, NY 10952**



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Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

FEB 04 22  
11:45A

Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To  
Street and Apt. HMOB JERSEY CITY PARKING, LLC.  
633 GRAND ST.  
City, State, ZIP+4® JERSEY CITY, NJ 07304

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## OFFICIAL USE

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

FEB 04 22  
11:45A

Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To  
Street and Apt. CITY OF JERSEY CITY  
280 GROVE ST.  
City, State, ZIP+4® JERSEY CITY, N.J. 07302

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## OFFICIAL USE

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

FEB 04 22  
11:45A

Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To  
Street and Apt. 619 GRAND ST. LLC  
619 GRAND ST.  
City, State, ZIP+4® JERSEY CITY, NJ 07304

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## OFFICIAL USE

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

FEB 04 22  
11:45A

Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To  
Street and Apt. LUNA WAREHOUSE, LLC  
47 STATE ST  
City, State, ZIP+4® JERSEY CITY, NJ 07304

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# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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## OFFICIAL USE

Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

FEB 04 22  
11:45A

Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To  
Street and Apt. MECCA 656-658 GRAND STREET, LLC.  
580 LUIS MARIN BLVD.  
City, State, ZIP+4® JERSEY CITY, NJ 07302

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Certified Mail Fee	\$ 3.75
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
Here

FEB 04 22  
11:45A

Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To  
Street and Apt. DNL & ACV PROPERTIES, LLC, ETALS  
735 GARDEN ST., #1  
City, State, ZIP+4® HOBOKEN, NJ 07030

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Certified Mail Fee \$ <b>3.75</b>	Postmark Here <b>FEB 04 22</b> <b>11:45A</b>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ <b>0.53</b>	
Total Postage and Fees \$ <b>4.28</b>	
Sent To <b>ATRIMEC REALTY CORP.</b>	
Street and Apt. # <b>580 LUIS M. MARIN BLVD.</b>	
City, State, ZIP+4® <b>JERSEY CITY, NJ 07302</b>	

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Certified Mail Fee \$ <b>3.75</b>	Postmark Here <b>FEB 04 22</b> <b>11:46A</b>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ <b>0.53</b>	
Total Postage and Fees \$ <b>4.28</b>	
Sent To <b>HMOB OF JC OWNER, LLC</b>	
Street and Apt. # <b>85 HARRISTOWN ROAD</b>	
City, State, ZIP+4® <b>GLEN ROCK, NJ 07452</b>	

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Certified Mail Fee \$ <b>3.75</b>	Postmark Here <b>FEB 04 22</b> <b>11:46A</b>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$ <b>0.53</b>	
Total Postage and Fees \$ <b>4.28</b>	
Sent To <b>S.H.L. (NJ) MANAGEMENT, INC</b>	
Street and Apt. # <b>86 CAROL PLACE</b>	
City, State, ZIP+4® <b>WAYNE N.J. 07470</b>	

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