

—LAW OFFICES—
DECOTIIS
DeCotiis, FitzPatrick, Cole & Giblin, LLP

NEW JERSEY
NEW YORK

61 SOUTH PARAMUS ROAD
PARAMUS, NEW JERSEY 07652

TELEPHONE: (201) 928-1100
TELEFAX: (201) 928-0588
WWW.DECOTIISLAW.COM

DIRECT
FRANCIS X. REGAN, ESQ.
FREGAN@DECOTIISLAW.COM
201.907.5280

June 3, 2021

VIA E-MAIL ONLY

Tanya Marione
Director
Division of City Planning
City of Jersey City
City Hall Annex
1 Jackson Square aka 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: Planning Board Application – Final and Preliminary Site Plan Approval
336-340 MLK Drive - Block 22605, Lot 1
(the “Property”)**

Dear Tanya:

This firm represents TAG Development, LLC, the applicant (the “Applicant”) for the above referenced property and is hereby submitting the enclosed development application to the Jersey City Planning Board digitally unless noted otherwise.

The Applicant is requesting preliminary and final major site plan approval for the Property.

Enclosed please find one original/copy of each of the following:

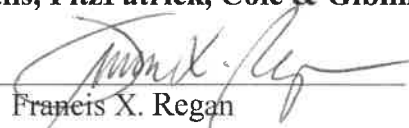
- General Development Application and other required forms;
- Preliminary and Final Site Plan Checklist;
- Certification of taxes paid for property;
- 200 foot property owner list from City Tax Assessor;
- Property survey prepared by V4 Land Surveying, PLLC;
- Site and Architectural Plans prepared by Hampton Hill Architecture; and
- Check in the amount of \$150.00 representing the initial filing fee for the application to be submitted by mail.

We look forward to the completeness review of the application. Please feel free to contact me if you have any questions. Thanks.

Very truly yours,

DeCotiis, FitzPatrick, Cole & Giblin, LLP

By: _____


Francis X. Regan

Enclosures

Cc: Raphael Salermo, TAG Development, LLC
Michael DeCotiis, Esq.
Diana Jeffrey, Esq., Executive Director, JCRA
Ramon Ponce, Project Manager, JCRA

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, Diana H Jeffrey 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

JCRA 4 JACKSON SQUARE, JCNT 07305
(owner's address)

in the Town/City of Jersey City in the County
of Hudson 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:

336-340 MLK DRIVE
(property address)

Block:	22605	Lot(s):	1
Block:		Lot(s):	
Block:		Lot(s):	
Block:		Lot(s):	

and that he/she authorizes RAFAEL SANCHEZ / TAG DEVELOPMENT
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said
application are true.

By: DH Jeffrey for JCRA
(signature of owner)

Sworn to before me this

1st day of June 2021

Notary Public

Hyjordys D. Espinal

HYJORDYS D. ESPINAL
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2372689
My Commission Expires 4/21/2023

Ownership Disclosure for the Applicant
TAG Development, LLC

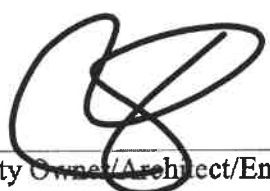
Raphael Salermo is managing member and owns 100% of TAG Development, LLC, whose address is 921 Elizabeth Ave, 5th floor, Elizabeth, NJ 07201

AFFIDAVIT OF PERFORMANCE

I, RAPHAEL SALERMO
(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
336-340 MLK DRIVE;
Block(s) 22605, Lot(s) 1

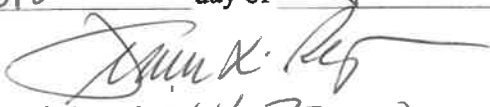
is a full and complete representation of the Site Plan and that it shall be completed as
submitted.


(Property Owner/Architect/Engineer)

Sworn before me this

3rd day of JUNE, 2021

Notary Public


FRANCIS K. REGAN
ATTORNEY AT LAW
STATE OF NEW JERSEY



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 5-3-21

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 22605, Lot # 1, Qual # _____

Property Location: 336-340 ML King Dr. JCN5

In the City of Jersey City are as follows:

Vacant lot

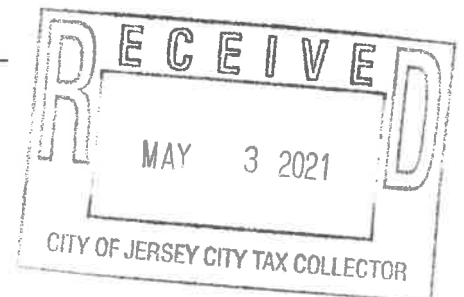
X Paid thru 4th quarter 2016

_____ Delinquent for _____ quarter 20_____

_____ Tax Exempt

up In Lien Status Certificate # _____

_____ Payroll Tax _____ quarter filed 20_____





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

May 3, 2021

PROPERTY LOCATION OF APPLICATION: 336-342 M.L. King Drive

BLOCK(S): 22605 LOT(S): 1

**NAME OF APPLICANT: Francis X. Regan, Esq.
DeCotiis, FitzPatrick, Cole & Giblin LLP
61 South Paramus Road
Paramus, NJ 07652**

Telephone Number: (201) 907-5280

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

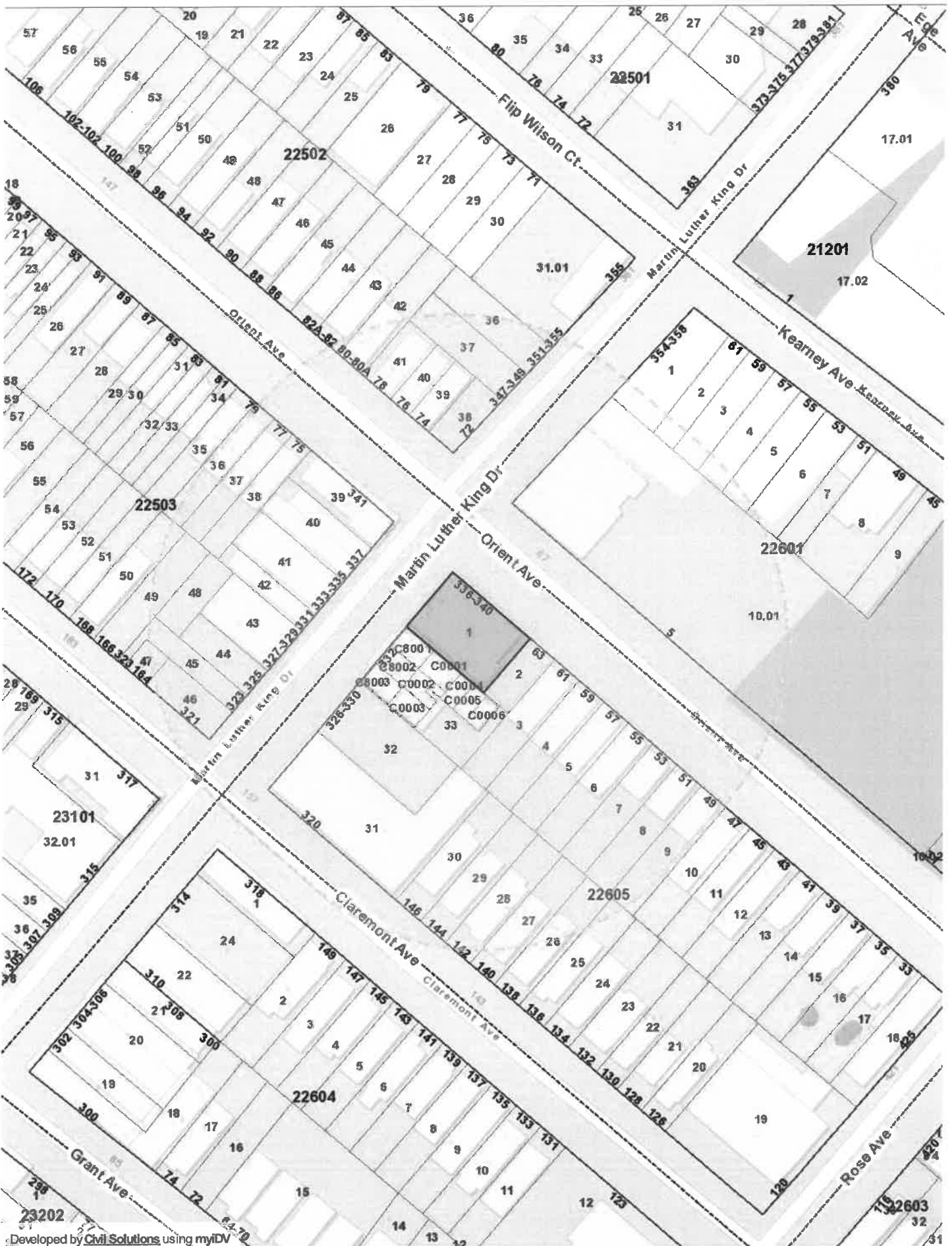
 5/3/21
EDUARDO TOLOZA, City Assessor

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 22605 - Lot 1

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

Property Location: 336-342 M.L. King Drive

Date: May 3, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
22502	31.01		355 M.L. KING DR.	ONE 1, LLC	53 HILLSIDE AVE.	BERKELEY HEIGHTS, NJ	07922
22502	36		351-355 M.L. KING DR.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
22502	37		347-349 M.L. KING DR.	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, NJ	07302
22502	38		72 ORIENT AVE.	CHAINANI, DEEPAK	33 SAPPHIRE DRIVE	PRINCETON JUNCTION, NJ	08550
22502	39		74 ORIENT AVE.	CHAINANI, DEEPAK	33 SAPPHIRE DRIVE	PRINCETON JUNCTION, NJ	08550
22502	40		76 ORIENT AVE.	CHAINANI, DEEPAK	33 SAPPHIRE DRIVE	PRINCETON JUNCTION, NJ	08550
22502	41		78 ORIENT AVE.	CHAINANI, DEEPAK	33 SAPPHIRE DRIVE	PRINCETON JUNCTION, NJ	08550
22502	42		80-80A ORIENT AVE.	MORRISON, BEATRICE	80-80A ORIENT AVE.	JERSEY CITY, N.J.	07305
22502	43		82A-82 ORIENT AVE.	HARMON, DOROTHY	48 WOODHAVEN LANE	WILLINGBORO, N.J.	08046
22503	36		79 ORIENT AVE.	MARROW, SUSANN	79 ORIENT AVE.	JERSEY CITY, N.J.	07305
22503	37		77 ORIENT AVE.	JC ASTOR INVESTMENTS LLC.	253 MAIN ST.	MATAWAN, NJ	07747
22503	38		75 ORIENT AVE.	GIBSON PROPERTY MANAGEMENT 75 LLC	123 GIFFORD AVE.	JERSEY CITY, NJ	07304
22503	39		341 M.L. KING DR.	LUCKY BROTHERS BUILDING LLC	341 M.L. KING DRIVE	JERSEY CITY, NJ	07305
22503	40		337 M.L. KING DR.	LAI, PETER	9 OAK ST 1ST FL	BAYONNE, NJ	07002
22503	41		333-335 M.L. KING DR.	PARKINSON, ANNETTE A & HISUE	333-335 MARTIN L KING DR	JERSEY CITY, NJ	07305
22503	42		331 M.L. KING DR.	331 MARTIN LUTHER KING DRIVE, L.L.C.	229 BOYD AVE.	JERSEY CITY, N.J.	07304
22503	43		327-329 M.L. KING DR.	BH VENTURES, LLC	28 TURIN AVE	LAKEWOOD, NJ	08701

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
22503	44		325 M.L. KING DRIVE	ROLA FOOD CORPORATION	320 M.L. KING DRIVE	JERSEY CITY, N.J.	07305
22503	45		323 M.L. KING DRIVE	ROLA FOOD CORPORATION	320 M.L. KING DRIVE	JERSEY CITY, N.J.	07305
22503	46		321 M.L. KING DRIVE	ROLA FOOD CORPORATION	320 M.L. KING DRIVE	JERSEY CITY, N.J.	07305
22503	47		164 CLAREMONT AVE.	ROLA FOOD CORPORATION	320 M.L. KING DR.	JERSEY CITY, N.J.	07305
22503	48		329 M.L. KING DR. (REAR)	BH VENTURES LLC	327-329 M.L. KING DR.	JERSEY CITY, N.J.	07305
22503	49		166 CLAREMONT AVE.	ROLA FOOD CORPORATION	320 M.L. KING DR.	JERSEY CITY, NJ	07305
22503	50		168 CLAREMONT AVE.	FULLER, JAMES JR., & DEBRA	168 CLAREMONT AVE.	JERSEY CITY, N.J.	07305
22601	1		354-358 M.L. KING DR.	JCPSHQ C/O DPW	15 LINDEN AVE E.	JERSEY CITY, NJ	07305
22601	2		61 KEARNEY AVE.	JCPSHQ C/O DPW	15 LINDEN AVE E.	JERSEY CITY, NJ	07305
22601	3		59 KEARNEY AVE.	JCPSHQ C/O DPW	15 LINDEN AVE. E.	JERSEY CITY, NJ	07305
22601	4		57 KEARNEY AVE.	JCPSHQ C/O DPW	15 LINDEN AVE E.	JERSEY CITY, NJ	07305
22601	5		55 KEARNEY AVE.	JCPSHQ C/O DPW	15 LINDEN AVE E.	JERSEY CITY, NJ	07305
22601	6		53 KEARNEY AVE.	EMMANUEL PENTACOSTAL CHURCH	47-49 KEARNEY AVE.	JERSEY CITY, N.J.	07305
22601	10.01		5 JACKSON SQ.	342 C/O JC DEPT OF PUBLIC WORKS	13 CHAPEL AVE	JERSEY CITY, NJ	07305
22605	2		63 ORIENT AVE.	PRONTI, ARTHUR	192 COLUMBUS DR.	JERSEY CITY, N.J.	07302
22605	3		61 ORIENT AVE.	61 ORIENT JC LLC	892 BEDFORD AVE., # 5A	BROOKLYN, NY	11205
22605	4		59 ORIENT AVE.	FORD, LUCRETIA	59 ORIENT AVE.	JERSEY CITY, NJ	07305
22605	5		57 ORIENT AVE.	SPIEWAK, CHAIM	1398 EAST 2ND ST	BROOKLYN, NY	11230
22605	6		55 ORIENT AVE.	JACKSON, EVELYN	55 ORIENT AVE.	JERSEY CITY, NJ	07305
22605	7		53 ORIENT AVE.	ZAFAR, SADIA	53 ORIENT AVE.	JERSEY CITY, NJ	07305
22605	8		51 ORIENT AVE.	SUMASAR, ROOKMINIE	51 ORIENT AVE.	JERSEY CITY, NJ	07305
22605	9		49 ORIENT AVE.	DUNSTON, DARRYL	49 ORIENT AVE.	JERSEY CITY, NJ	07305
22605	25		136 CLAREMONT AVE.	HARIKRISHIN, HARRY	23 TERHUNE AVE.	JERSEY CITY, NJ	07305
22605	26		138 CLAREMONT AVE.	MENDIOVIC, ETTY & MEISELS, JOSEPH	138 CLAREMONT AVE.	JERSEY CITY, NJ	07305
22605	27		140 CLAREMONT AVE.	ROBINSON, DENNIS L.	P.O. BOX 1146	MONTCLAIR, N.J.	07042

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
22605	28		142 CLAREMONT AVE.	CARTER, WILLIE	142 CLAREMONT AVE	JERSEY CITY, N J	07305
22605	29		144 CLAREMONT AVE.	CUMMINGS, EUNICE	144 CLAREMONT AVE.	JERSEY CITY, N.J.	07305
22605	30		146 CLAREMONT AVE.	SALVADOR, ELENA D.	146 CLAREMONT AVE.	JERSEY CITY, NJ	07305
22605	31		320 M.L. KING DRIVE	ROLA FOOD CORPORATION	320 M.L. KING DRIVE	JERSEY CITY, N.J.	07305
22605	32		326-330 M.L. KING DRIVE	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.	JERSEY CITY, N.J.	07302
22605	33		332 M.L. KING DRIVE	332-334 MARTIN LUTHER KING CONDOMIN	332 M.L. KING DRIVE	JERSEY CITY, NJ	07305
22605	33	C0001	332 M.L. KING DRIVE	KOHR, ROBERT	332 M.L.KING DR., #1	JERSEY CITY, NJ	07305
22605	33	C0002	332 M.L. KING DRIVE	CLEMENTE, ANTHONY	26 COLONIA DR.,#1	BAYONNE, NJ	07002
22605	33	C0003	332 M.L. KING DRIVE	CEPEDA, MIGUEL	158 HARRISON AVE 2ND FL.	JERSEY CITY, NJ	07305
22605	33	C0004	332 M.L. KING DRIVE	332 MLK, LLC	50 HARRISON ST #202D	HOBOKEN, NJ	07030
22605	33	C0005	332 M.L. KING DRIVE	RICKETTS, ANDRE	332-334 M.L. KING DRIVE	JERSEY CITY, NJ	07305
22605	33	C0006	332 M.L. KING DRIVE	656 OCEAN JERSEY, LLC	60 THORNAL ST	CARTERET, NJ	07008
22605	33	C8001	332 M.L. KING DRIVE	TEJADA, MARCOS	233 SOUTH 9TH ST., #3	NEWARK, NJ	07103
22605	33	C8002	332 M.L. KING DRIVE	SIBY, AMINATA	1 TERRI LANE	WEST WINDSOR, NJ	08550
22605	33	C8003	332 M.L. KING DRIVE	ASHARAMJI KRUPA LLC	332 M.L. KING DR., #C3	JERSEY CITY, NJ	07304