

T R A N S M I T T A L

CONNELL FOLEY, LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029
Telephone (201) 521-1000 / Facsimile (201) 521-0100

August 12, 2021

VIA FEDERAL EXPRESS

To: Tanya Marione, Director of City Planning
Division of City Planning
Address: City Hall Annex
1 Jackson Square
Jersey City, New Jersey 07305

From: Benjamin A. Nadell, Esq.

Applicant: Team Walker, Inc.
150 Pacific Avenue, Jersey City, New Jersey
Application for Preliminary and Final Major Site Plan Approval

Property: Block 21503, Lot 27
Jersey City, New Jersey

Please be advised that this office represents Team Walker, Inc. in regard to its General Development Application to the City of Jersey City Planning Board. Specifically, the Applicant is seeking Planning Board approval to renovate the interior spaces of the existing industrial structure (Building B) for a Vocational School use and office space, including associated electrical, plumbing and mechanical needs to support the classrooms' function for each vocation along with certain site improvements including façade alterations, sidewalk and landscaping improvements. In support of my client's application, I am enclosing the following:

1. General Development Receipt, original and one (1) copy.
2. General Development Application, one (1) original, executed by the Applicant.
3. Check #1437 payable to the City of Jersey City, in the amount of \$150 representing the initial application deposit fee.
5. Original Affidavit of Ownership and Affidavit of Performance executed by the Applicant.
6. Ownership Disclosure Statement (Please note the Applicant is a 501c(3) non-profit).
7. Architectural Plan, prepared by Devino Architects, dated June 29, 2021.


Please process the enclosed accordingly. All outstanding application documents and checks will be filed upon receipt.

Thank you.

AFFIDAVIT OF PERFORMANCE


STATE OF NEW JERSEY)
 ss.
COUNTY OF HUDSON)

I, **JERRY WALKER**, as President and CEO of **TEAM WALKER, INC.**, and on behalf of **TEAM WALKER, INC.**, hereby certify that the Plans submitted to the Division of City Planning, for the property located at 150 Pacific Avenue, Jersey City, New Jersey and known as Block 21503, Lot 27, on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.



JERRY WALKER
o/b/o TEAM WALKER, INC.

Sworn before me this
15th day of July, 2021.



Notary Public

Sworn to and subscribed
before me this
15th day of July, 2021

BRYANT AUSTIN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/4/2024

AFFIDAVIT OF OWNERSHIP

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

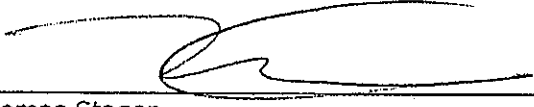
THOMAS STAGEN, of full age, on behalf of **Eden Wood Realty, LLC**, being duly sworn according to law on his oath deposes and says, that he is the authorized representative of **Eden Wood Realty, LLC**, and as a duly authorized agent of **Eden Wood Realty, LLC**, has the authority to act on behalf of **Eden Wood Realty, LLC**, and that the entity maintains an office located at 47 Parsippany Road, Whippany, New Jersey and that **Eden Wood Realty, LLC**, 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:

**150 Pacific Avenue
Block 21503, Lot 27
Jersey City, New Jersey**

and that, on behalf of the owner, authorize(s):

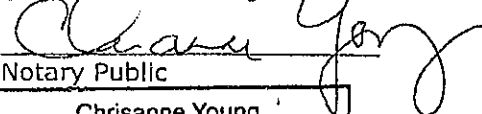
TEAM WALKER, INC.

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



Thomas Stagen
o/b/o Eden Wood Realty, LLC

Sworn before me this
30th day of July, 2021.



Notary Public

Chrisanne Young
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 10, 2024

Internal Revenue Service

Date: March 9, 2006

TEAM WALKER INC
% JERRY WALKER
316 COMMUNIPAW AVE
JERSEY CITY NJ 07304-4007 168

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

Ms. Kendall Hilson ID 31-07340
Customer Service Representative

Toll Free Telephone Number:
877-829-5500

Federal Identification Number:
22-3585539

Dear Sir or Madam:

This is in response to your request of March 9, 2006, regarding your organization's tax-exempt status.

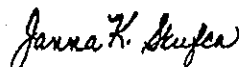
In August 1999 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Janna K. Skufca, Director, TE/GE
Customer Account Services

TEAM WALKER
373 COMMUNIPAW AVE
JERSEY CITY, NJ 07304-4007

DATE 08-09-21

1437

PAY TO THE ORDER OF
City of Jersey City
One hundred & fifty
\$150.00
ISSUED BY
MARS

 **Provident** BANK
100 Wood Ave South • Iselin, NJ 08830

MEMO Application Fee

⑆221272303⑆ 1000900025⑈ 1437