

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY)
COUNTY OF HUDSON) ss

On June 3, 2022, Stephen Joseph, 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 Planning Board of the City of Jersey City, New Jersey related to premises located at:

245 Twelfth Street

Block: 8603 Lot: 1

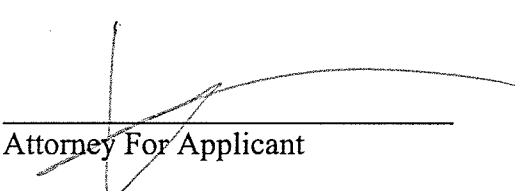
On June 3, 2022, Stephen Joseph, gave written notice of this application to those upon whom notice must be served in the manner prescribed by law. Attached hereto are the following exhibits demonstrating service was given as described:

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 3 day of June, 2022



Notary Public

Juliana Goglia
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50156330
MY COMMISSION EXPIRES April 01, 2026

EXHIBIT A
NOTICE OF HEARING

NOTICE OF HEARING

P22-019

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:

Preliminary and Final Major Site Plan approval with C variances for **(i) minimum green area ratio** where 0.25 is required and 0.23 is proposed and **(ii) maximum lot coverage** where 85% is permitted and 86.30% is proposed **as well as site plan/design waivers and exceptions for (i) maximum property line illumination** where 0.5FC is permitted and 2.9FC is proposed, **(ii) minimum street trees** where 3 street trees are required on 12th Street and 0 street trees are proposed on 12th street and **(iii) maximum exterior signs** where 3 signs are permitted [one for each use] and 4 signs are proposed and **any other variance(s), waiver(s) or exception(s)** the Board may deem as required, has been filed with the Jersey City Planning Board for property located at:

245 12th Street Jersey City, NJ Block(s) 8603 Lot(s) 1

The purpose of this application is to:

Demolish the existing car wash and c-store, make site improvements and a construct a new drive through restaurant, c-store, and gas station with eleven parking spaces in the commercial strip zone of the Jersey Avenue Tenth Street redevelopment plan.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of June 14, 2022 at 05:30 PM Eastern Time via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/84195915845> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID 841 9591 5845

The Jersey City Planning Board 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
Castano Quigley Cherami LLC
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

June 1, 2022

PROPERTY LOCATION OF APPLICATION: 245 Twelfth Street

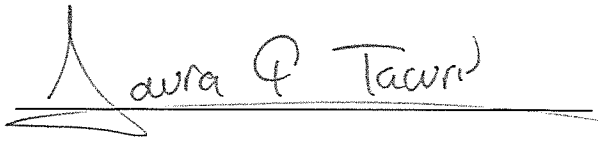
BLOCK(S): 8603 LOT(S): 1

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

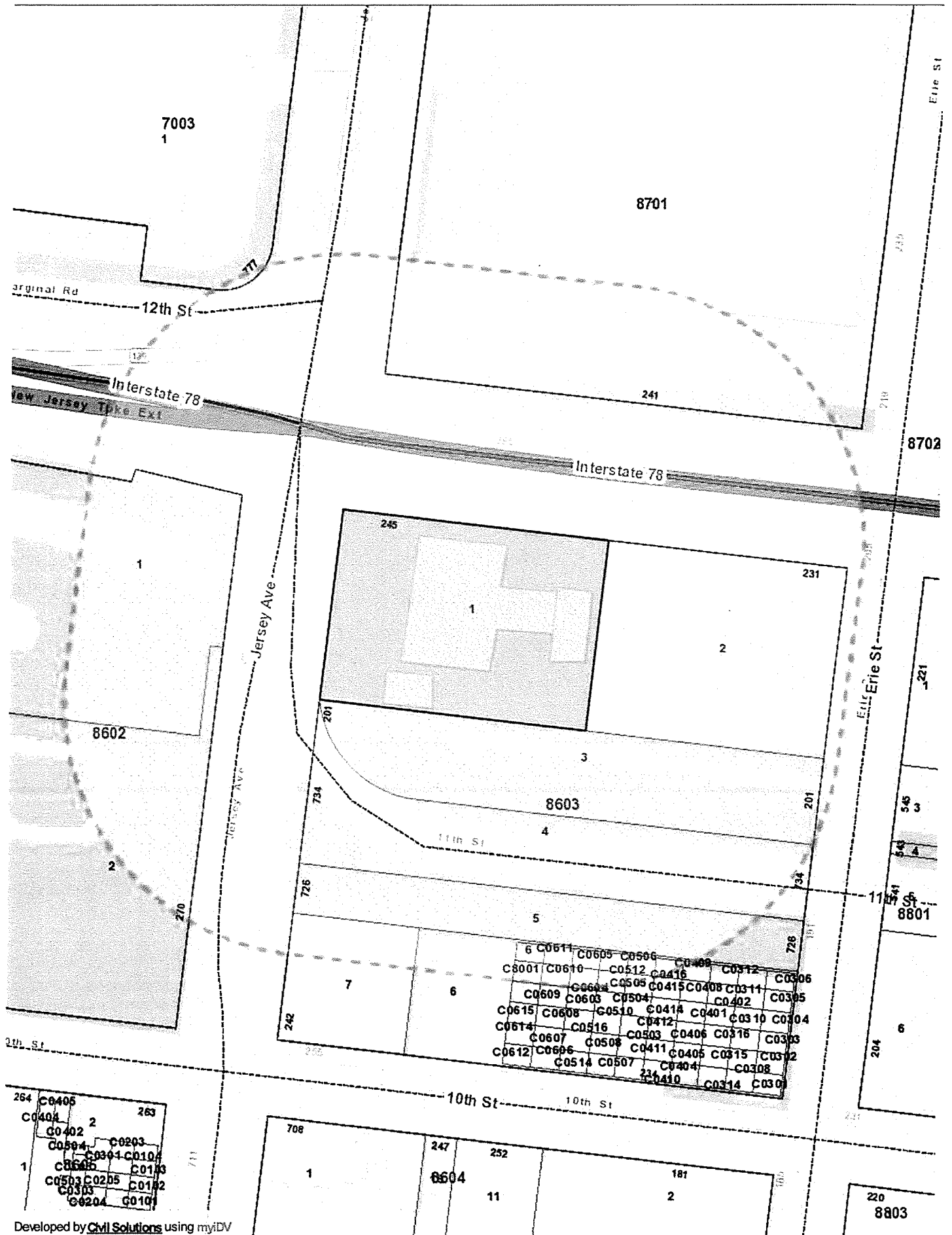

for **EDUARDO TOLOZA, City Assessor**

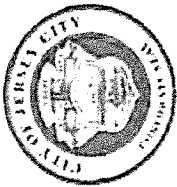
Also be advised that the following companies must be notified:

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 8603 - Lot 1

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

Property Location: 245 Twelfth Street

Date: June 1, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7003	1		777 JERSEY AVE.	JHR REALTY CO., LLC % DONNA SHORE	150 11TH ST.	BROOKLYN, NY	11215
8602	1		JERSEY, COLES & 1/2 ST.	JERSEY CITY REALTY CORP.	215 COLES STREET	JERSEY CITY, N.J.	07302
8602	2		270 TENTH ST.	EMBANKMENT PROPERTY LLC	40 W. 57TH ST., #23FL.	NEW YORK, NY	10019
8603	2		231 TWELFTH ST.	THE ALLEN TUCKER REVOCABLE IN TRUST	57 BRANT AVE., STE. 200	CLARK, N.J.	07066
8603	3		201 ERIE STREET	H.P. LINCOLN URBAN RENEWAL COMPANY	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
8603	4		734 JERSEY AVE.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
8603	5		726 JERSEY AVE.	NEWPORT CITY DVL P.C/O LEFRACK	40 WEST 57TH ST., 23RD FL	NEW YORK, NY	10019
8603	6		234 TENTH ST.	SCHROEDER LOFTS CONDOMINIUM ASSOCIA	234 TENTH ST.	JERSEY CITY, NJ	07310
8603	7		242 TENTH ST.	HAMILTON LOFTS, L.L.C.	PO BOX 3377	MONTCLAIR, NJ	07043
8701	1		241 ERIE ST.	TRENDS URBAN REN.C/O ARCO MNGT.	4 EXECUTIVE BLVD. S-200	SUFFERN, N.Y.	10901

EXHIBIT C
PROOF OF SERVICE
CERTIFIED RECEIPTS

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555 ROUTE 440
JERSEY CITY, NJ 07305

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245
12TH
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HARRINGTON PARK, NJ 07640

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P.S.E.&G.
80 PARK PLAZA
NEWARK, NJ 07102

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VERIZON TELEPHONE
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NEWARK, NJ 07102

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2121 KENNEDY BLVD.
JERSEY CITY, NJ 07305

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JHR REALTY CO., LLC % DONNA SHORE
150 11TH ST.
BROOKLYN, NY 11215

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215 COLES STREET
JERSEY CITY, N.J. 07302

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H.P. LINCOLN URBAN RENEWAL COMPANY
40 WEST 57TH ST 23RD FL
NEW YORK, NY 10019

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CLARK, N.J. 07066

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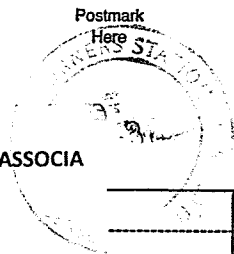
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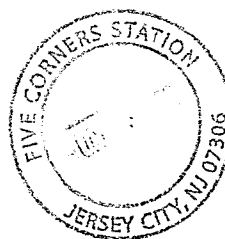
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SUFFERN, N.Y. 10901

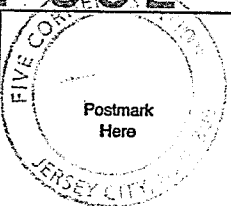


EXHIBIT D
AFFIDAVIT OF PUBLICATION

Publication Name:

Jersey Journal, Jersey City

Publication URL:

Publication City and State:

Secaucus , NJ

Publication County:

Hudson

Notice Popular Keyword Category:

Notice Keywords:

245 12th

Notice Authentication Number:

202206060845228728381

2719086005

Notice URL:

[Back](#)

Notice Publish Date:

Friday, June 03, 2022

Notice Content

NOTICE OF HEARING P22-019 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: Preliminary and Final Major Site Plan approval with C variances for (i) minimum green area ratio where 0.25 is required and 0.23 is proposed and (ii) maximum lot coverage where 85% is permitted and 86.30% is proposed as well as site plan/design waivers and exceptions for (i) maximum property line illumination where 0.5FC is permitted and 2.9FC is proposed, (ii) minimum street trees where 3 street trees are required on 12th Street and 0 street trees are proposed on 12th street and (iii) maximum exterior signs where 3 signs are permitted [one for each use] and 4 signs are proposed and any other variance(s), waiver(s) or exception(s) the Board may deem as required, has been filed with the Jersey City Planning Board for property located at: 245 12th Street Jersey City, NJ Block(s) 8603 Lot(s) 1 The purpose of this application is to: Demolish the existing car wash and c-store, make site improvements and a construct a new drive through restaurant, c-store, and gas station with eleven parking spaces in the commercial strip zone of the Jersey Avenue Tenth Street redevelopment plan. Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of June 14, 2022 at 05:30 PM Eastern Time via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/84195915845> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID 841 9591 5845 The Jersey City Planning Board 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 Castano Quigley Cherami LLC Attorney for the Applicant (201) 413-9000 06/03/22 \$190.81

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