

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY)
COUNTY OF BERGEN) ss

On March 24, 2023, 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:

324-326 Central Avenue

Block(s): 2901 Lot(s): 25

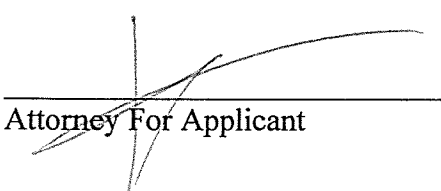
On March 24, 2023, Stephen Joseph, gave written notice of this application to those upon whom notice must be served in the manner prescribed by law. Attached hereto are the following exhibits demonstrating service was given as described:

Exhibit A – Notice of Hearing

Exhibit B – Certified List of Property Owners

Exhibit C – Proof of Service

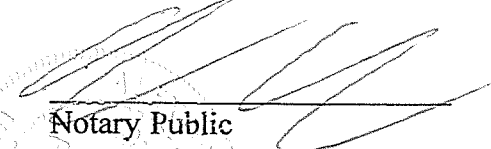
Exhibit D – Affidavit of Publication



Attorney For Applicant

Sworn to and Subscribed before me

This 24th day of March, 2022



Notary Public

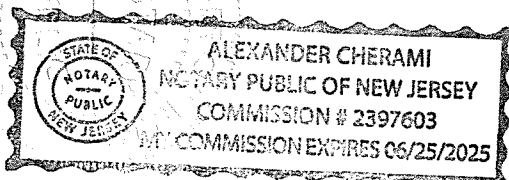


EXHIBIT A
NOTICE OF HEARING

NOTICE OF HEARING

P22-085

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:

Conditional use approval for a **class 5 cannabis use** in the Central Avenue Block 2901 Redevelopment Area 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:

**324-326 Central Avenue (aka 324.5 Central Avenue)
Jersey City, NJ Block(s) 2901 Lot(s) 25**

The purpose of this application is to:

Renovate and build out the interior, ground floor commercial space for a class 5 Cannabis Retail License with new exterior signage.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of April 4, 2023 at 5:30PM via Zoom, a web-based application, or by telephone by using the link: : <https://us02web.zoom.us/j/86162443723> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 861 62443 723

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

February 14, 2023

PROPERTY LOCATION OF APPLICATION: 324.5 Central Avenue

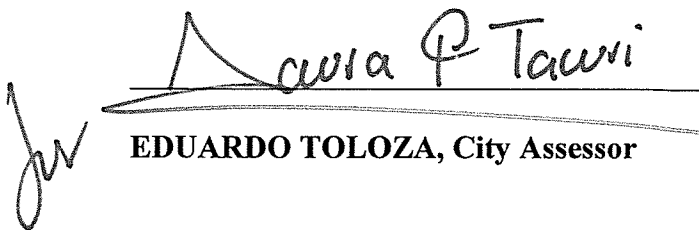
BLOCK(S): 2901 LOT(S): 25

NAME OF APPLICANT: Castano Quigley Cherami, LLC
236A Newark Avenue
Jersey City, NJ 07302

APPLICANT'S TELEPHONE #: (201) 413-9000

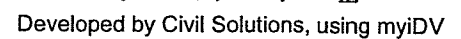
Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

C E R T I F I E D


EDUARDO TOLOZA, City Assessor

In addition to herein list, the following must also 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





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 2901 - Lot 25

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

Property Location: 324.5 Central Avenue

Date: February 14, 2023

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
2801	25		337 CENTRAL AVE.	337 REALTY COMPANY,LLC%WALGREEN CO.	P.O. BOX 1159	DEERFIELD, IL	60015
2801	26		335 CENTRAL AVE.	A.M. REALTY OF JERSEY CITY, LLC	9 PELICAN CT.	PARAMUS, NJ	07652
2801	27		333 CENTRAL AVE.	TGH 333, LLC	333 CENTRAL AVE.	JERSEY CITY, NJ	07307
2801	28		329-331 CENTRAL AVE	THE GRAND HEIGHTS, LLC	329-331 CENTRAL AVE.	JERSEY CITY, N.J.	07307
2801	29		325 CENTRAL AVE.	J K CITY, L.L.C.	56 BRADON AVE.	MONROE TOWNSHIP, NJ	08831
2801	30		160 GRIFFITH ST.	CHENG, TERRY	27 SKYVIEW ROAD	UNION, NJ	07083
2801	31		162 GRIFFITH ST.	162 GRIFFITH ST. CONDOMINIUM ASSOCI	162 GRIFFITH ST.	JERSEY CITY, NJ	07307
2901	11		91-101 CAMBRIDGE AVE.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
2901	12		89 CAMBRIDGE AVE.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
2901	13		87 CAMBRIDGE AVE.	PARKING AUTHORITY OF JERSEY CITY	394 CENTRAL AVE.	JERSEY CITY, NJ	07307
2901	14		85 CAMBRIDGE AVE.	PARKING AUTHORITY OF JERSEY CITY	394 CENTRAL AVE.	JERSEY CITY, NJ	07307
2901	15		83 CAMBRIDGE AVE.	PARKING AUTHORITY OF JERSEY CITY	394 CENTRAL AVE.	JERSEY CITY, NJ	07307
2901	16		81 CAMBRIDGE AVE.	PARKING AUTHORITY OF JERSEY CITY	394 CENTRAL AVE.	JERSEY CITY, NJ	07307
2901	17		130 GRIFFITH ST.	GRIFFITH STREET PROPERTIES, LLC	130-132 GRIFFITH ST.	JERSEY CITY,N.J.	07307
2901	18		132 GRIFFITH ST.	GRIFFITH STREET PROPERTIES, LLC	130-130 GRIFFITH ST.	JERSEY CITY, NJ	07307
2901	19		134 GRIFFITH ST.	ARICIU, LLC	201.5 YORK ST.APT.1	JERSEY CITY, NJ	07302

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
2901	20		136 GRIFFITH ST.	GOMES, DESMOND	63 CAMBRIDGE AVE.	JERSEY CITY, NJ	07307
2901	21		138 GRIFFITH ST.	138 GRIFFITH ASSOCIATES, LLC	10209 FAYETTEVILLE RD.	FUQUAY-VARINA, NC.	27526
2901	22		140 GRIFFITH ST.	PARKING AUTHORITY OF JERSEY CITY	394 CENTRAL AVE.	JERSEY CITY, NJ	07307
2901	23		142 GRIFFITH ST.	PARKING AUTHORITY OF JERSEY CITY	394 CENTRAL AVE.	JERSEY CITY, NJ	07307
2901	24		320 CENTRAL AVE.	CENTRAL AVENUE HOLDINGS LLC	320-322 CENTRAL AVE.	JERSEY CITY, NJ	07307
2901	27.01		328 CENTRAL AVE	PARK AUTH J C %PANEPINTO PROPERTIES	HARBORSIDE PLAZA 10-#1203	JERSEY CITY, NJ	07311
2901	27.02		338-342 CENTRAL AVE.	PARKING AUTHORITY OF JC	394 CENTRAL AVE.	JERSEY CITY, NJ	07307
2902	25		80 CAMBRIDGE AVE.	JERSEY HTS,CAMBRIDGE 7069 USGI INC.	429 SYLVAN AVE.	ENGLEWOOD CLIFFES, NJ	07632
2902	26		84 CAMBRIDGE AVE.	WALTER MACHINE CO.	88 CAMBRIDGE AVE.	JERSEY CITY, N.J.	07307
3704	29		163 GRIFFITH ST.	ZHUO, GUANGMEI & CHEN, SHU-YING	163 GRIFFITH ST.	JERSEY CITY, NJ	07307
3704	30		315-317 CENTRAL AVE	MOBO REALTY,INC.	358 FIFTH AVE. #902	NEW YORK, NY	10001
3704	31		313 CENTRAL AVE	WEALTH REALTY L.P.	PO BOX 7805	JERSEY CITY, NJ	07307
3704	32		311 CENTRAL AVE.	FIRST OPPORTUNITY REALTY L.P.	PO BOX 7805	JERSEY CITY, NJ	07307
3704	33		309 CENTRAL AVE.	KING'S SON REALTY, L.L.C.	309 CENTRAL AVE.	JERSEY CITY, N.J.	07307
3704	34		307 CENTRAL AVE.	SOLOMON, GARY & DIANE	11 EVANS DRIVE	CRANBURY, NJ	08512
3704	35		303 CENTRAL AVE.	FLEET C/O BANK OF AMERICA	101 N. TRYON ST.	CHARLOTTE, NC	28255
3801	1		312-318 CENTRAL AVE.	SAPUTO, SAVATORE & MARIA	380 CENTRAL AVE.	JERSEY CITY, N.J.	07307
3801	2		141 GRIFFITH ST.	CRUZ, ROSA MARGARITA	141 GRIFFITH ST.	JERSEY CITY, NJ	07307
3801	3		139 GRIFFITH ST.	HERNANDEZ, RODRIGO C & ZOILA	84 17TH AVENUE	ELMWOOD PARK, NJ	07407
3801	4		135-137 GRIFFITH ST.	GRIFFITH HOLDINGS LLC	51 FOREST RD.#STE316-110	MONROE, NY.	10950
3801	5		129-133 GRIFFITH ST.	129 GRIFFITH CONDOMINIUM ASSOC.,	129-133 GRIFFITH ST.	JERSEY CITY, NJ	07307
3801	6		69 CAMBRIDGE AVE.	DHARIA, DWIPAL	69 CAMBRIDGE AVE.	JERSEY CITY, NJ	07307
3801	7		67 CAMBRIDGE AVE.	LI, JEFFREY & FANG, PEI SHAN	62 FAIRMOUNT AVE.	CHATHAM, NJ	07928

EXHIBIT C
PROOF OF SERVICE
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204-526 (2012) 402

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A.M. REALTY OF JERSEY CITY, LLC
9 PELICAN CT.
PARAMUS, NJ 07652

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WALTER MACHINE CO.
88 CAMBRIDGE AVE.
JERSEY CITY, N.J. 07307

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J K CITY, L.L.C.
56 BRADON AVE.
MONROE TOWNSHIP, NJ 08831

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CITY OF JERSEY CITY
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JERSEY CITY, NJ 07302

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GRIFFITH STREET PROPERTIES, LLC
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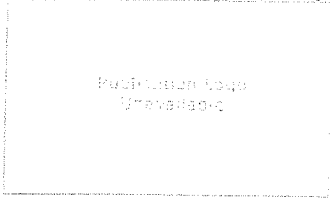
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Notice Content

NOTICE OF HEARING P22-085 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: Conditional use approval for a class 5 cannabis use in the Central Avenue Block 2901 Redevelopment Area and any other variance(s), wavier(s) or exception(s) the Board may deem as required, has been filed with the Jersey City Planning Board for property located at: 324-326 Central Avenue (aka 324.5 Central Avenue) Jersey City, NJ Block(s) 2901 Lot(s) 25 The purpose of this application is to: Renovate and build out the interior, ground floor commercial space for a class 5 Cannabis Retail License with new exterior signage. Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of April 4, 2023 at 5:30PM via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/86162443723> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 861 62443 723 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 03/24/23 \$170.36

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