

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY     )  
COUNTY OF BERGEN     ) ss

On April 14, 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:

**231 Twelfth Street**

**Block(s): 8603           Lot(s): 2**

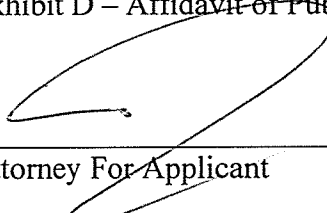
On April 14, 2023, Stephen Joseph, gave written notice of this application to those upon whom notice must be served in the manner prescribed by law. Attached hereto are the following exhibits demonstrating service was given as described:

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 14<sup>th</sup> day of April, 2023

  
\_\_\_\_\_  
Notary Public

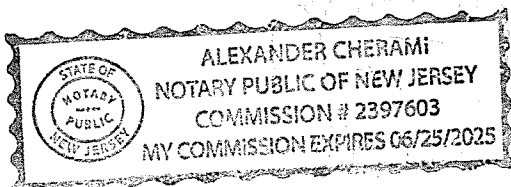


EXHIBIT A  
NOTICE OF HEARING

**NOTICE OF HEARING**  
**P22-161**

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 a C variance for minimum Green Area Ratio (GAR)** where a GAR of 0.25 is required and a GAR of 0.04 is 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:

**231 Twelfth Street Jersey City, NJ Block(s) 8603 Lot(s) 2**

The purpose of this application is to demolish the existing one-story gas station and car wash and construct a new 2,850 square foot building containing a C-store and drive-through restaurant. The existing gas pumps and canopy will remain.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of April 25, 2023 at 5:30PM via Zoom, a web-based application 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](mailto:cityplanning@jcnj.org)

By: Michael Higgins  
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, 3<sup>rd</sup> Floor  
Jersey City, New Jersey 07305  
Telephone: (201) 547-5131

**EDUARDO TOLOZA, CITY ASSESSOR**

**April 12, 2023**

**PROPERTY LOCATION OF APPLICATION: 231 Twelfth Street**

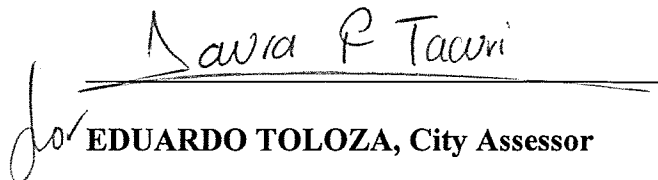
**BLOCK(S): 8603      LOT(S): 2**

**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.

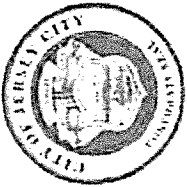
**C E R T I F I E D**

  
**EDUARDO TOLOZA, City Assessor**

**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





# CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 8603 - Lot 2

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

Property Location: 231 Twelfth Street

Date: April 12, 2023

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
8603	1		245 TWELFTH ST.	NEWPORT AUTO SERVICE CENTER, INC.	726 JERSEY AVE.	JERSEY CITY, NJ	07302
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 LEFRAK	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
8701	1		241 ERIE ST.	TRENDS URBAN REN.C/O ARCO MNGT.	4 EXECUTIVE BLVD. S-200	SUFFERN, N.Y.	10901
8702	4		212-28 TWELFTH ST.	LUKOIL NORTH AMERICA, LLC	302 HARPER DR, SUITE 303	MOORESTOWN, NJ	08057
8801	1		221 TWELFTH ST.	12TH ST.JERSEY CITY,LLC % WOLF	100 JERICHO QUADRANGLE#209	JERICHO, NY	11753
8801	3		545 MANILA AVE.	H.P. LINCOLN URBAN RENEWAL COMPANY	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
8801	4		543.5 MANILA AVE.	H.P. LINCOLN URBAN RENEWAL COMPANY	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019
8801	5		541 MANILA AVE.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
8801	6		204 TENTH ST.	H.P. LINCOLN URBAN RENEWAL COMPANY	40 WEST 57TH ST 23RD FL	NEW YORK, NY	10019

EXHIBIT C  
PROOF OF SERVICE  
CERTIFIED RECEIPTS



231 12<sup>th</sup> Street

9589 0710 5270 0166 4083 10

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

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City, State, ZIP

P.S.E. &amp; G.

80 PARK PLAZA  
NEWARK, NJ 07102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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JERSEY CITY M.U.A.

555 ROUTE 440  
JERSEY CITY, NJ 0705

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COMCAST CABLEVISION  
2121 KENNEDY BLVD  
JERSEY CITY, NJ 07305

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VERIZON TELEPHONE  
540 BROAD STREET  
NEWARK, NJ 07102

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UNITED WATER COMPANY  
200 HOOK ROAD  
HARRINGTON PARK, NJ 07640

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City, State, ZIP

NEWPORT AUTO SERVICE CENTER, INC.  
726 JERSEY AVE.  
JERSEY CITY, NJ 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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NEW YORK, NY 10019

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LUKOIL NORTH AMERICA, LLC  
302 HARPER DR, SUITE 303  
MOORESTOWN, NJ 08057

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SCHROEDER LOFTS CONDOMINIUM ASSOCIA  
234 TENTH ST.  
JERSEY CITY, NJ 07310

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JERICHO, NY 11753

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TRENDS URBAN REN.C/O ARCO MNGT.  
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SUFFERN, N.Y. 10901

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JERSEY CITY, NJ 07302

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**EXHIBIT D**  
**AFFIDAVIT OF PUBLICATION**

## Jersey Journal, Jersey City

Publication Logo  
Unavailable

Publication Name:

**Jersey Journal, Jersey City**

Publication URL:

Publication City and State:

**Secaucus , NJ**

Publication County:

**Hudson**

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Notice Popular Keyword Category:

Notice Keywords:

**231 twelfth**

Notice Authentication Number:

**202304140817303791863**

**2719086005**

Notice URL:

[Back](#)

Notice Publish Date:

**Friday, April 14, 2023**

### Notice Content

NOTICE OF HEARING P22-161 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 a C variance for minimum Green Area Ratio (GAR) where a GAR of 0.25 is required and a GAR of 0.04 is 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: 231 Twelfth Street Jersey City, NJ Block(s) 8603 Lot(s) 2 The purpose of this application is to demolish the existing one-story gas station and car wash and construct a new 2,850 square foot building containing a C-store and drive-through restaurant. The existing gas pumps and canopy will remain. Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of April 25, 2023 at 5:30PM via Zoom, a web-based application 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](mailto:cityplanning@jcnj.org) By: Michael Higgins Castano Quigley Cherami LLC Attorney for the Applicant (201) 413-9000 04/14/23 \$82.78

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