



WATERSHED LEGAL GROUP

Heather Kumer, Esq.
1 N Johnston Avenue, Ste A320
Hamilton, NJ 08609
(908)770-4006
heather@watershedlegalgroup.com

September 7, 2023

RE:	APPLICANT:	<u>NOTICE OF HEARING</u>
		RETREAT NJ, LLC
	SUBJECT PROPERTY:	656 GRAND STREET
		BLOCK 17205, LOT 3.01
		JERSEY CITY, NJ 07302
	CASE NUMBER:	P22-230

Dear Property Owner:

Please be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to advise that an application has been filed by the Applicant, Retreat NJ, LLC, with the City of Jersey City Planning Board for Site Plan Approval with a Conditional Use with regard to the property located at 656 Grand Street, Jersey City, New Jersey, and which is also identified on the City of Jersey City tax maps as Block 17205, Lot 3.01 ("Property"). The Property is located within the Mixed Use – B Zone in the Redevelopment District of the Morris Canal Redevelopment Plan Area.

The purpose of this application is to develop and construct an interior fit-out of a vacant +/- 1,927 square foot ground level retail space of a mixed-use building into a Class 5 Cannabis Retailer as permitted by NJ Stat. 24:6I-31 et al., (the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act) and Jersey City Ordinance No. 21-53. The proposed project will not permit any other cannabis use or license including cultivation and manufacturing. The Property is located more than two hundred (200) feet from any school identified on the City's Official Drug Free School and Park Zones Map, pursuant to Section 151-1 of the Jersey City Municipal Code and pursuant to regulations and definitions in N.J.S.A. 2C:35-7 et seq., and N.J.S.A. 2C:357.1 et seq.

As part of the application, the Applicant is not seeking variances, exceptions and/or waivers under the City of Jersey City Land Development Ordinance. However, the Applicant requests any variances, exceptions and/or waivers that the City of Jersey City Planning Board shall deem necessary in connection with this application.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on Tuesday, September 19, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:



WATERSHED LEGAL GROUP

Heather Kumer, Esq.
1 N Johnston Avenue, Ste A320
Hamilton, NJ 08609
(908) 770-4006
heather@watershedlegalgroup.com

Zoom link to join meeting:	https://us02web.zoom.us/j/86162443723
Call-in Number:	+1 301 715 8592 or +1 929 205 6099
Webinar ID#:	861 6244 3723

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at jerseycitynj.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance at the phone number or e-mail listed below.

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.

Very Truly Yours,

Heather Kumer, Esq.
Watershed Legal Group
(908) 770-4006
Attorney for the Applicant
Retreat NJ, LLC



CITY OF JERSEY CITY

Office of the City Assessor
One Jackson Square
364 M.L. King Drive, 3rd Floor
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

August 2, 2023

PROPERTY LOCATION OF APPLICATION: 656 Grand Street

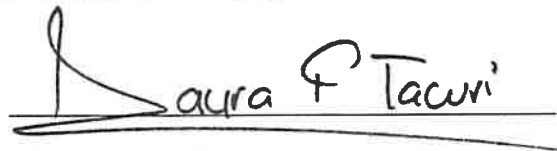
BLOCK(S): 17205 LOT(S): 3.01

**NAME OF APPLICANT: Alison Reynolds, Esq.
Kumer & Hopper Law
1 N. Johnston Ave., Suite A320
Hamilton, NJ 08609**

APPLICANT'S TELEPHONE #: (701) 866-7643

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

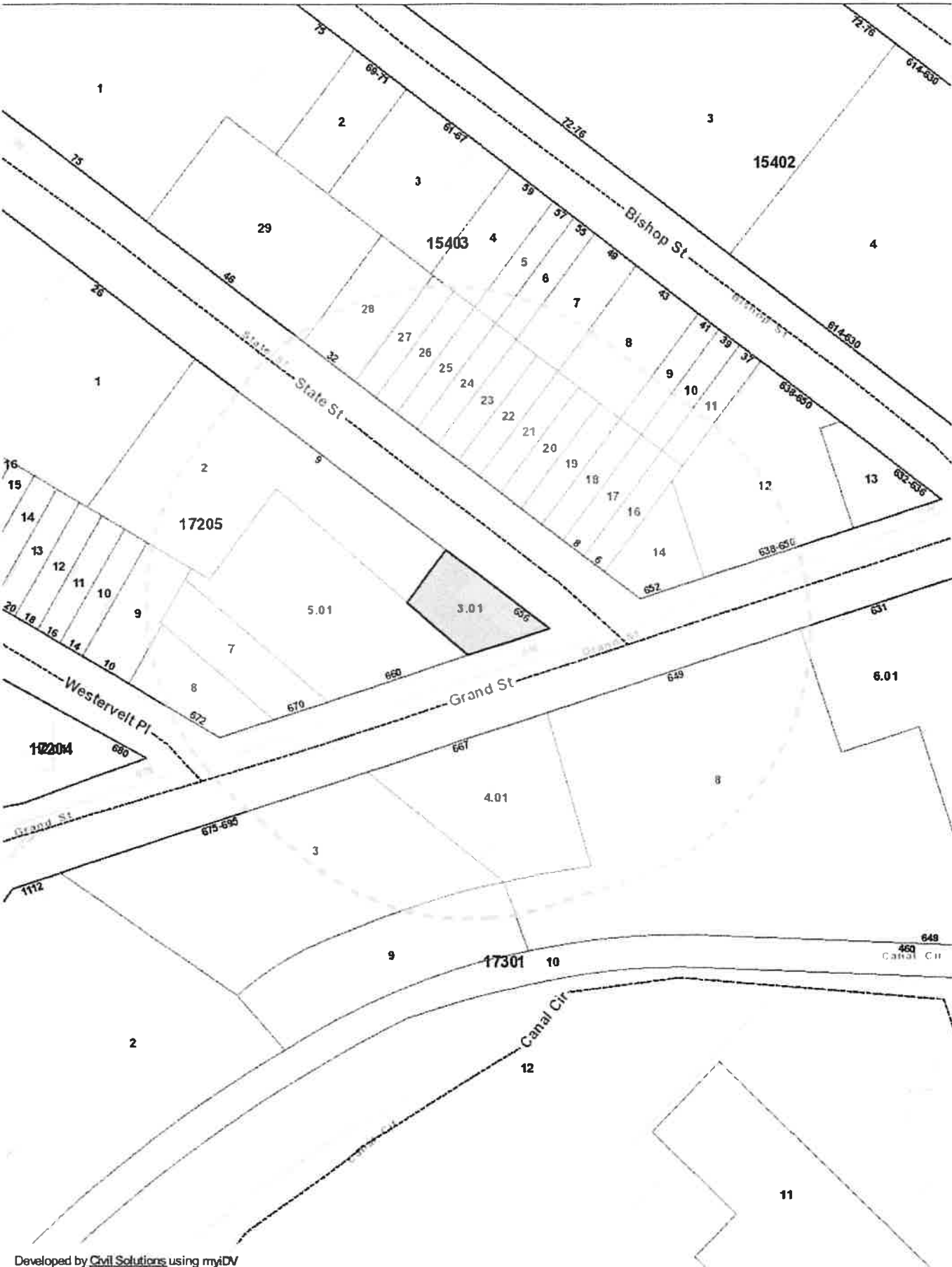
for 
EDUARDO TOLOZA, City Assessor

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 17205 - Lot 3.01

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

Property Location: 656 Grand Street

Date: August 2, 2023

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
15403	4		59 BISHOP ST.	MECCA REALTY PROPERTIES, INC	580 MARIN BLVD.	JERSEY CITY, N J	07310
15403	5		57 BISHOP ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	6		55 BISHOP ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, N.J.	07071
15403	7		49 BISHOP ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	8		43 BISHOP ST.	GHIONE, A., D., J., G., & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	9		41 BISHOP ST.	PACIFIC AMERICA MONEY CENTERS, INC.	P.O. BOX 2824	HOUSTON, TEXAS	77252
15403	10		39 BISHOP ST.	REICH, SAUL & KOHN, JOSEPH	199 LEE AVE., PMB 949	BROOKLYN, NY	11211
15403	11		37 BISHOP ST.	ATRIMEE REALTY CORP.	37 BISHOP ST.	JERSEY CITY, NJ	07304
15403	12		638-650 GRAND ST.	B.J. POWER,LLC	PO BOX 184	BUTLER, NJ	07405
15403	14		652 GRAND ST.	B.J. POWER, LLC	PO BOX 184	BUTLER, NJ	07405
15403	16		6 STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	17		8 STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	18		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	19		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	20		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	21		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
15403	22		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	23		STATE ST.	32 STATE ST. REALTY LLC.	24 WITZEL CT., UNIT 203	MONSEY, NY	10952
15403	24		STATE ST.	32 STATE ST. REALTY LLC.	24 WITZEL CT., UNIT 203	MONSEY, NY	10952
15403	25		STATE ST.	32 STATE ST. REALTY LLC.	24 WITZEL CT., UNIT 203	MONSEY, NY	10952
15403	26		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	27		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	28		32 STATE ST.	32 STATE ST. REALTY LLC.	25 COMMERCE DR. UNIT 370	CRANFORD, NJ	07016
15403	29		46 STATE ST.	18 ASH STREET REALTY, L.L.C.	44-46 STATE ST	JERSEY CITY, N.J.	07304
17205	2		9 STATE ST.	LUNA WAREHOUSE, LLC	47 STATE ST	JERSEY CITY, NJ	07304
17205	5.01		660 GRAND ST.	DNL & ACV PROPERTIES, LLC, ETALS	735 GARDEN ST., #1	HOBOKEN, NJ	07030
17205	7		670 GRAND ST.	JEAN REALTY CORP.	14 SPARROW RD.	RANDOLPH, NJ	07869
17205	8		672 GRAND ST.	672 GRAND LLC	234 SUYDAM AVENUE	JERSEY CITY, N.J.	07304
17205	9		10 WESTERVELT PL.	JEAN REALTY CORP.	14 SPARROW RD.	RANDOLPH, NJ	07869
17301	3		675-695 GRAND ST.	GRAND 675, LLC	15 WILKINSON AVE.	JERSEY CITY, N.J.	07305
17301	4.01		667 GRAND ST.	MECCA 665-669 GRAND STREET LLC	669 GRAND ST.	JERSEY CITY, NJ	07304
17301	6.01		631 GRAND ST.	WFCM 2016-C34 MED OFFICE NJ NY, LLC	2340 COLLINS AVE #700	MIAMI BEACH, FL	33139
17301	8		649 GRAND ST.	S.H.L. (NJ) MANAGEMENT, INC.	86 CAROL PLACE	WAYNE N.J.	07470
17301	9		MORRIS CANAL	GRAND 675, LLC	15 WILKINSON AVENUE	JERSEY CITY, NJ	07305

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NY, LLC
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NEWARK, NJ 07102

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Street P.O. BOX 184
City BUTLER, NJ 07405

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total \$5.01
Sent 09/08/2023
Street 669 GRAND ST
City MECCA 669-669 GRAND ST LLC
JERSEY CITY, NJ 07304

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total \$5.01
Sent 09/08/2023
Street 44-46 STATE ST
City 18 ASH ST REALTY, LLC
JERSEY CITY, NJ 07304

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Houston, TX 77252

Certified Mail Fee \$4.35

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Jersey City, NJ 07305

Certified Mail Fee	\$4.35
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage	\$5.01

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555 ROUTE 440
JERSEY CITY, NJ 07305

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Lyndhurst, NJ 07071

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage	\$5.01

Sent To: GHIONE, A., D., J., G. AND G.
739 UNION AVE
LYNDHURST, NJ 07071

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Hoboken, NJ 07030

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Postage	\$0.66
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ETALS
735 GARDEN ST, #1
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Wayne, NJ 07470

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage	\$5.01

Sent To: S.H.L. (NJ) MANAGEMENT, INC
86 CAROL PLACE
WAYNE, NJ 07470

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

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Jersey City, NJ 07304

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage	\$5.01

Sent To: ATRIM REALTY CORP
37 BISHOP ST
JERSEY CITY, NJ 07304

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

AFFIDAVIT OF PROOF OF SERVICE

PROOF OF SERVICE OF NOTICES REQUIRED BY STATUTE MUST BE FILED AND VERIFIED WITH THE DIVISION OF CITY PLANNING AT LEAST TWO DAYS PRIOR TO THE MEETING OR THE CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY)

COUNTY OF Mercer)ss.

Alison Reynolds, of full age, being duly sworn

according to law, deposes and says, that (s)he resides/works at 1 N. Johnston Ave.

in the Town/City of Hamilton

County of Mercer

and State of New Jersey

that (s)he is(are) the applicant in a proceeding before the Planning Board/Zoning Board of Adjustment [cross out inapplicable Board] of the City of Jersey City,

which has the Case # P22-230 and relates to premises located at:

#

Block(s) 17205 , Lot(s) 3.01

that on, September 8, ~~2012~~ 2023, (s)he gave written

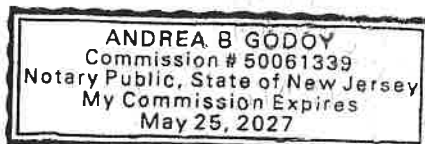
notice of the hearing on this application to each and all of the persons upon whom service must be had, in the required form and according to the attached lists, and in the manner indicated thereon.

Alison Reynolds
Applicant's Signature

Sworn to and Subscribed before me

This 14th day of September 2023

Andrea B. Godoy
Notary Public



State of New Jersey,) ss

County of Union)

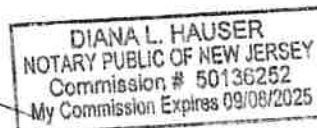
Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

Jersey Journal 09/09/2023

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 11th day of September 2023

Diana L. Hauser
Notary Public



NOTICE OF HEARING
RETREAT NJ, LLC
656 GRAND STREET
BLOCK 17205, LOT 3.01
JERSEY CITY, NJ 07302
CASE NUMBER: P22-230

Tuesday, September 19, 2023 at 5:30 P.M.
via Zoom, a web-based video conference
application, or by telephone using the fol-
lowing:

Zoom link to join meeting:
<https://us02web.zoom.us/j/86162443723>
Call-in Number:
+1 301 715 8592 or +1 929 205 6099
Webinar ID#: 861 6244 3723

Please be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to advise that an application has been filed by the Applicant, Retreat NJ, LLC, with the City of Jersey City Planning Board for Site Plan Approval with a Conditional Use with regard to the property located at 656 Grand Street, Jersey City, New Jersey, and which is also identified on the City of Jersey City tax maps as Block 17205, Lot 3.01 ("Property"). The Property is located within the Mixed Use - B Zone in the Redevelopment District of the Morris Canal Redevelopment Plan Area.

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.ierseycitynj.gov. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

The purpose of this application is to develop and construct an interior fit-out of a vacant +/- 1,927 square foot ground level retail space of a mixed-use building into a Class 5 Cannabis Retailer as permitted by NJ Stat. 24:61-31et al., (the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act) and Jersey City Ordinance No. 21-53. The proposed project will not permit any other cannabis use or license including cultivation and manufacturing. The Property is located more than two hundred (200) feet from any school identified on the City's Official Drug Free School and Park Zones Map, pursuant to Section 151-1 of the Jersey City Municipal Code and pursuant to regulations and definitions in N.J.S.A. 2C:35-7 et seq., and N.J.S.A. 2C:357.1 et seq.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at ierseycitynj.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance at the phone number or e-mail listed below.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at anning@icnj.org.

By: Heather Kumer, Esq.
Watershed Legal Group
(908) 770-4006
Attorney for the Applicant
Retreat NJ, LLC

As part of the application, the Applicant is not seeking variances, exceptions and/or waivers under the City of Jersey City Land Development Ordinance. However, the Applicant requests any variances, exceptions and/or waivers that the City of Jersey City Planning Board shall deem necessary in connection with this application.

09/09/23

\$102.53

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on

