

**AFFIDAVIT OF PERFORMANCE**

I, John C. Inglese of the Inglese Architecture & Engineering (Architect)

hereby certify that the Site Plan submitted to the Planning Board/~~Zoning Board~~ of

~~Adjustment~~ [cross out inapplicable Board] for property at

# 133, 137 and 141 Kearney Avenue

Block(s) 22502, Lot(s) 1, 2 & 3

is a full and complete representation of the Site Plan and that it shall be completed as submitted.

INGLESE ARCHITECTURE & ENGINEERING

  
By: JOHN C. INGLESE (Architect)

Sworn before me this

2 day of June, 2022



Notary Public

EUGENE P. O'CONNELL  
ATTORNEY AT LAW  
853 SUMMIT AVENUE  
JERSEY CITY, NJ 07307

### 10% OWNERSHIP DISCLOSURE STATEMENT FORM

A corporation or partnership submitting a development application to the Jersey City Planning Board or Board of Adjustment must list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership.

**Subject Property**

Address: 133, 137 & 141 Kearney Ave  
Jersey City, NJ

Block(s): 22502  
Lot(s) : 1,2 & 3

Applicant: 306 Bergen Avenue LLC

Owner: Jersey City Redevelopment Agency

Applicant's  
Address: 853 Summit Avenue  
Jersey City, NJ 07306

Owner's  
Address: 66 York St., 3<sup>rd</sup> Floor  
Jersey City, NJ 07302

Entity/Individual	Address	Ownership Interest (%)
Eugene P. O'Connell	113 Terhune Avenue Jersey City, NJ 07305	34
Robert Max Benjamin	255 Eastern Parkway, Apt. A2 Brooklyn, NY 11238	33
Richard Greenspan	9 Prospect Park West Brooklyn, NY 11215	33



**STEVEN M. FULOP**  
MAYOR

**DEPARTMENT OF  
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE**

**DIVISION OF ZONING  
NICK TAYLOR, DIRECTOR  
CITY HALL ANNEX  
1 JACKSON SQUARE  
JERSEY CITY, NJ 07305  
P. (201) 547-4832**

January 9, 2020

Eugene P. O'Connell  
Attorney At Law  
853 Summit Avenue  
Jersey City, N. J. 07307

Re: 133-137-141 Kearney Ave aka 306 Bergen Ave  
Block# 22502 Lot# 1, 2 & 3  
1S-B-G & Vacant Land  
Zone: Green Villa Redevelopment Plan Area


Dear Mr. O'Connell

Your proposed eighteen (18) unit *mixed use* building with ground floor commercial at the above location in the **Green Villa Redevelopment Area** will require Planning Board Approval with all deviations deemed necessary by planning Staff.

Pursuant to N.J.S.A 40:55D-72a, if you disagree with this determination, you may file an appeal with Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07302 201-547-5010.

If I can be of further assistance, please do not hesitate to contact this office.

Respectfully yours,



Nick Taylor  
Zoning Officer

NT/RS