

EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NEW JERSEY 07307
PHONE: (201) 963-3668
FAX: (201) 963-2005
GENE@EUGENEOCONNELL.COM

September 29, 2021

Via Email: CBlack@jcnj.org
Cameron Black
Senior Planning
Department of Housing and Economic Development
Division of City Planning
City of Jersey City,
City Hall Annex
1 Jackson Square
Jersey City, NJ 07305-3717


Re: **456-480 Duncan Avenue**
Jersey City, New Jersey 07306
Block 11706, Lots 11,12 & 13
Case # P20-156

Dear Cameron:

Enclosed are:

1. Notice to Property Owners
2. Proof Publication
3. Affidavit of Proof of Service
4. Certified Mail Receipts

Very truly yours,



EUGENE P. O'CONNELL
EPOC/zt

C.c. Client
Encls.

NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12

PLEASE TAKE NOTICE that on November 9, 2021, at 5:30 P.M., a public hearing will be held by the Jersey City Planning Board regarding the application of 480 Duncan Ave. Corp. (the "Applicant"), under Case number P20-156, for the property located at 456-480 Duncan Avenue, Jersey City, New Jersey, which is also identified on the Jersey City tax maps as Block(s) 11706, Lot(s) 11,12 & 13 (the "Property").

The Property is located in the Hackensack River Edge Redevelopment Area.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on November 9, 2021 at 05:30 P.M. Eastern Time (US and Canada) via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:	http://us02web.zoom.us/j/86883653536
Call-in Number and Webinar ID#:	iPhone one-tap: US: +19292056099,,86883653536# or +13017158592,,86883653536# Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 868 8365 3536 International numbers available: https://us02web.zoom.us/j/kjjwuOygp

The Applicant is seeking a preliminary and final major site plan to improve an existing structure by constructing an enclosure for existing loading doors on the site

As part of the Application, the Applicant is requesting the following variances and/or waivers from the Jersey City Land Development Ordinance Redevelopment Plan:

N/A

Any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review processing or hearing of this Application.

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

By: Eugene P. O'Connell, ESQ.
Attorney for Applicant





Order Confirmation

Ad Order Number 0010136758

Customer

LAW OFFICE OF EUGENE P OCONNELL ESQUIRE
 Account: 1147856
 LAW OFFICE OF EUGENE P OCONNELL ESQUIRE
 853 SUMMIT AVE,
 JERSEY CITY NJ 07307 USA
 (201)963-3668

FAX:
 zulay@eugeneoconnell.com

Payor Customer

LAW OFFICE OF EUGENE P OCONNELL ESQUIRE
 Account: 1147856
 LAW OFFICE OF EUGENE P OCONNELL ESQUIRE
 853 SUMMIT AVE,
 JERSEY CITY NJ 07307 USA
 (201)963-3668

PO Number PB - 480 Duncan

Sales Rep. JJ DorfLegalsJJ

Order Taker Diana Hauser

Order Source

Special Pricing

Tear Sheets 0	TearsheetsCost	\$0.00	Net Amount	\$92.36
Proofs 0			Tax Amount	\$0.00
Affidavits 1	AffidavitsCost	\$41.00	Total Amount	\$92.36
Blind Box			Payment Method	Invoice
Promo Type			Payment Amount	\$0.00
Materials			Amount Due	\$92.36
Invoice Text				

Ad Schedule

Product	Jersey Journal	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Variance
Cost	\$51.36	AdNumber	0010136758-01
Ad Type	JJ CLS Legal Liner	Ad Size	1 X 96 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	NOTICEOFHEARINGPURSUANTTONJSA4055D12PLEASETAKENOTICETHATONNOVEMBER92021AT530PMA PUBLI	
10/29/2021			

Product	NJ.com	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Variance
Cost	\$0.00	AdNumber	0010136758-01
Ad Type	JJ CLS Legal Liner	Ad Size	1 X 96 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
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Ad Content Proof

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US: +1 312 626 6799 or +1 929 205 6099

or +1 301 715 8592

Webinar ID: 868 8365 3536

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By: Eugene P. O'Connell, ESQ.
Attorney for Applicant

10/29/21

\$92.36

AFFIDAVIT OF PROOF OF SERVICE

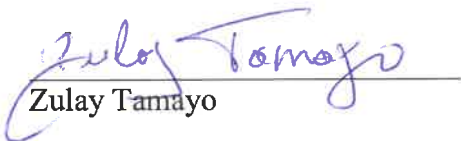
PROOF OF SERVICE OF NOTICES REQUIRED BY STATUTE MUST BE FILED AND VERIFIED WITH THE DIVISION OF CITY PLANNING AT LEAST TWO DAYS PRIOR TO THE MEETING OR THE CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY

COUNTY OF HUDSON)ss.

Zulay M. Tamayo, of full age, being duly sworn according to law, deposes and says, that she works at the Law Office of Eugene P. O'Connell, 853 Summit Avenue, City of Jersey City, County of Hudson, State of New Jersey; that she is the agent for the applicant in a proceeding before the Planning Board of the City of Jersey City which has the Case # P20-156 to be heard on November 9, 2021 and relates to the premises located at: **456-480 Duncan Avenue, Jersey City, NJ, Block 11706, Lot(s) 11,12 & 13**

that on **October 27, 2021** she gave written notice of the hearing on this application to each and of all the persons upon whom service must be had, in the required form and according to the attached list and in the manner indicated thereon in


Zulay Tamayo

Sworn to and Subscribed before me

This day 28th, October 2021


Notary Public

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



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

October 19, 2021

PROPERTY LOCATION OF APPLICATION: 456, 480 Duncan Avenue

BLOCK(S): 11706 LOT(S): 11-13

NAME OF APPLICANT: Eugene P. O'Connell, Esq.
853 Summit Avenue
Jersey City, NJ 07307

APPLICANT'S TELEPHONE #: (201) 963-3668

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

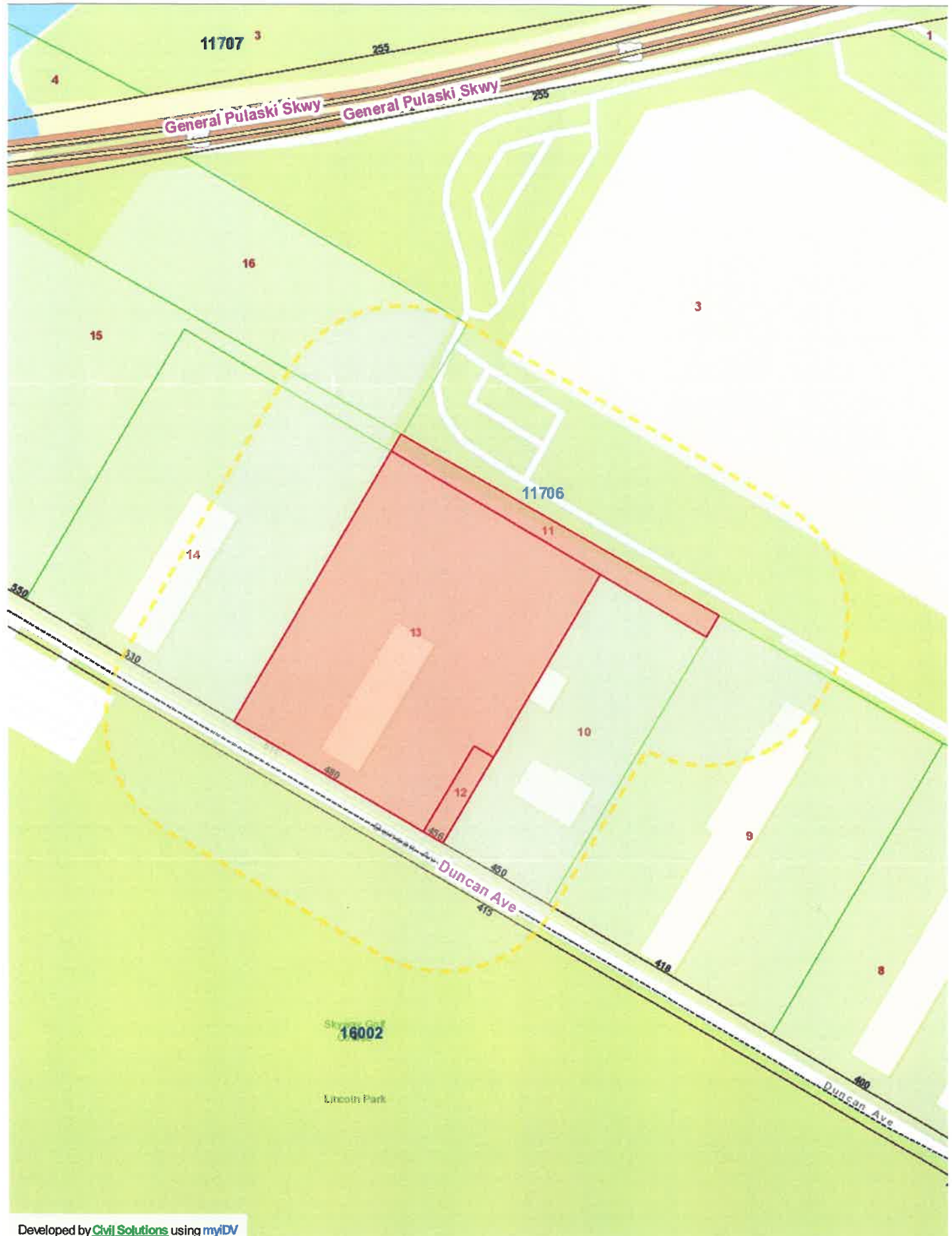

EDUARDO TOLOZA, City Assessor

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
TWP. CLERK (NORTH BERGEN)	4233	KENNEDY BLVD., NJ 07047

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 11706 - Lots 11, 12 & 13

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

Property Location: 456, 480 Duncan Avenue

Date: October 19, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11706	3		255 ROUTE 1&9	AMB PULASKI DISTRIBUTION CENTER LLC	1800 WAZEE ST.	DENVER, CO	80202
11706	9		418 DUNCAN AVE.	418 DUNCAN AVENUE, L.L.C.	480 DUNCAN AVE.	JERSEY CITY, N.J.	07306
11706	10		450 DUNCAN AVE.	418 DUNCAN AVENUE, L.L.C.	480 DUNCAN AVE.	JERSEY CITY, N.J.	07306
11706	14		530 DUNCAN AVE.	BPREP 530 DUNCAN, LLC.	250 VESEY ST., 14TH FL.	NEW YORK, NY	10281
11706	15		550 DUNCAN AVE.	DEE-JAY DEPOT INC.	480 DUNCAN AVE.	JERSEY CITY, N.J.	07306
11706	16		HACK. RIV.	550B DUNCAN AVENUE, L.L.C.	480 DUNCAN AVE.	JERSEY CITY, NJ	07306
16002	1		415 DUNCAN AVE.	HUDSON COUNTY PARK COMMISSION	LINCOLN PARK	JERSEY CITY, NJ	07304

7021 0350 0000 3746 8520

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80 PARK PLAZA
NEWARK, NEW JERSEY 071002

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