

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

January 10, 2024

Matthew Da Silva
Senior Planner
Department of Housing, Economic Development & Commerce
Division of City Planning
1 Jackson Square, 3rd Floor
Jersey City, NJ 07305 (AKA 360 MLK Drive)

**Re: 681 and 683-685 Newark Avenue, Block 7902, Lot 34 & 33
Jersey City, New Jersey 07306
Case # P2023-0082**

Dear Mr. Da Silva:

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

Thank you.

Very truly yours,
Eugene P. O'Connell

EUGENE P. O'CONNELL
EPOC/zt
Enc.

C.c. Client

NOTICE OF HEARING

Please be advised that an Application for **Preliminary and Final Major Site Plan with "C" Variances for a bulk deviation for Maximum Height of Rooftop Appurtenance to construct a 5-Story mixed use development with 36 Studios, and 4 One-Bedrooms** has been filed with the Planning Board of the City of Jersey City as case # **P2023-0082**

for the property located at **681 and 683-685 Newark Avenue, Jersey City, New Jersey 07306**

And According to the Jersey City Tax Map, also known as:

Block(s) 7902 Lot(s) 34 & 33

The purpose of this application is for: **to construct a 5-Story mixed use development with 36 Studios, and 4 One-Bedrooms.**

Any person interested in this application will have the opportunity to address the Board at the meeting of **January 23 , 2024** at **5:30 pm.**
(Date) (Time: 5:30pm Planning Board / 6:00 pm Board of Adjustment)

in the Board Room of the Holloway Building, 4 Jackson Square, Jersey City, NJ 07305 (aka 39 Kearney Avenue, Jersey City, NJ 07305).

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.

MORE INFORMATION on how to access 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 or by reaching out to City Planning staff.

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: **EUGENE P. O'CONNELL, ESQ.**
Attorney by Applicant

Eugene P. O'Connell

Signature



Order Confirmation

Ad Order Number 0010814403

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 P2023-0082

Sales Rep. JJ DorfLegalsJJ

Order Taker Diana Hauser

Order Source

Special Pricing

Tear Sheets	0	TearsheetsCost	\$0.00	Net Amount	\$164.67
Proofs	0			Tax Amount	\$0.00
Affidavits	1	AffidavitsCost	\$49.00	Total Amount	\$164.67
Blind Box				Payment Method	Invoice
Promo Type				Payment Amount	\$0.00
Materials				Amount Due	\$164.67
Invoice Text					

Ad Schedule

Product	Jersey Journal	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Variance
Cost	\$115.67	AdNumber	0010814403-01
Ad Type	JJ CLS Legal Liner	Ad Size	1 X 61 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	NOTICEOFHEARINGPLEASEBEADVISEDTHATANAPPLICATIONFORPRELIMINARYANDFINALMAJORSITEPLANWITH	
01/12/2024			

Product	Inventory	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Variance
Cost	\$0.00	AdNumber	0010814403-01
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Production Method	AdBooker	Production Notes	
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01/12/2024			

Ad Content Proof

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//s// Eugene P. O'Connell

By: EUGENE P. O'CONNELL, ESQ.
Attorney by Applicant

01/12/24

\$164.67

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 01/12/2024

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 12th day of January 2024

Diana L. Hauser
Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136252
My Commission Expires 09/08/2025

By: EUGENE P. O'CONNELL, ESQ.
Attorney by Applicant

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//s// Eugene P. O'Connell

AFFIDAVIT OF PROOF SERVICE

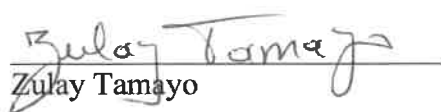
PROOF OF SERVICE OF NOTICES REQUIRED BY STATUTE MUST BE FILED AND VERIFIED WITH THE DIVISION OF CITY PLANNING AT LEAST TWO DAYS PRIOR TO THE MEETING OR THE CASE WILL NOT BE HEARD.

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 # P2023-0082 to be heard on January 23, 2024 and relates to the premises located at: **681 and 683-685 Newark Avenue, Jersey City, New Jersey, Block 7902, Lot(s) 34 & 33.**

that on **January 12, 2024** 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 12th day, January 2024


Notary Public
EUGENE P. O'CONNELL
ATTORNEY AT LAW
STATE OF NEW JERSEY



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

January 11, 2024

PROPERTY LOCATION OF APPLICATION: 681-685 Newark Avenue

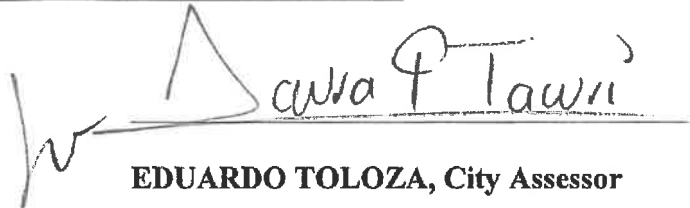
BLOCK(S): 7902 LOT(S): 33 & 34

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 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected in 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 7902 - Lots 33 & 34

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

Property Location: 681-685 Newark Avenue

Date: January 11, 2024

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
6502	11		678 NEWARK AVE.	CITY OF JERSEY CITY	280 GROVE STREET	JERSEY CITY NJ	07302
6502	12		684 NEWARK AVE.	HUDA & HASSAN,LLC	684 NEWARK AVE.	JERSEY CITY, NJ	07306
6502	13.01		700 NEWARK AVE.	SUMMIT PLAZA ASSOCIATES, UR LTD PTN	1 PORTLAND SQ., SUITE 6A	PORTLAND, ME	04101
7902	25		701 NEWARK AVE.	701 NEWARK AVE LLC.	425 NORTHERN BLVD. STE 6	GREAT NECK, NY	11021
7902	26		699 NEWARK AVE.	701 NEWARK AVE LLC	425 NORTHERN BLVD. STE 6	GREAT NECK, NY	11021
7902	27		697 NEWARK AVE.	701 NEWARK AVE LLC.	425 NORTHERN BLVD. STE 6	GREAT NECK, NY	11021
7902	28		695 NEWARK AVE.	701 NEWARK AVE LLC.	425 NORTHERN BLVD. STE. 6	GREAT NECK, NY	11021
7902	29		693 NEWARK AVE.	701 NEWARK AVE. LLC.	425 NORTHERN BLVD. STE.6	GREAT NECK, NY	11021
7902	31		689 NEWARK AVE.	CASA VICTORIA, INC.	691 NEWARK AVE.	JERSEY CITY, N.J.	07306
7902	32		687 NEWARK AVE.	CASA VICTORIA, INC.	691 NEWARK AVE.	JERSEY CITY, N.J.	07306
7902	35		591 SUMMIT AVE.	591 SUMMIT LLC	153-90 ROCKAWAY BLVD.	JAMAICA, NY	11434
7902	36		587 SUMMIT AVE.	HUDSON CITY SAVINGS BANK %M&T BANK	ONE M&T PLAZA 18TH FL	BUFFALO, NY	14203
7902	37		581 SUMMIT AVE.	HUDSON CITY SAVINGS BANK %M&T BANK	ONE M&T PLAZA 18TH FL	BUFFALO, NY	14203
7902	38		16 COTTAGE ST.	COTTAGE MANOR CONDOMINIUM ASSOCIATI	16 COTTAGE ST.	JERSEY CITY, NJ	07306
7902	38	C0001	16 COTTAGE ST.	16-18 COTTAGE STREET, L.L.C.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0002	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7902	38	C0003	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0004	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0005	16 COTTAGE ST.	16-18 COTTAGE STREET, L.L.C.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0021	16 COTTAGE ST.	16-18 COTTAGE STREET, L.L.C.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0022	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0023	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0024	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0025	16 COTTAGE ST.	16-18 COTTAGE STREET, L.L.C.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0031	16 COTTAGE ST.	16-18 COTTAGE STREET, L.L.C.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0032	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0033	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0034	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0035	16 COTTAGE ST.	16-18 COTTAGE STREET, L.L.C.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0041	16 COTTAGE ST.	16-18 COTTAGE STREET, L.L.C.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0042	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0043	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0044	16 COTTAGE ST.	GERGES, TALAAT A.& SAMIA E.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	38	C0045	16 COTTAGE ST.	16-18 COTTAGE STREET, L.L.C.	14 CHETWYND TERRACE	LIVINGSTON, N.J.	07039
7902	39		20 COTTAGE ST.	MCCALLANY, HOLT	18326 KINZIE ST.	NORTHBRIDGE, CA	91325
7902	40		22 COTTAGE ST.	MCCALLANY, HOLT	18326 KINZIE ST.	NORTHBRIDGE, CA.	91325
7902	41		22.5 COTTAGE ST.	CAVABAN, MARIA T. & ROSTAN	22.5 COTTAGE ST.	JERSEY CITY, N.J.	07306
7902	42		24 COTTAGE ST.	MERO, DIEGO	24 COTTAGE ST.	JERSEY CITY, N.J.	07306
7902	43.01		28 COTTAGE ST.	26-28 COTTAGE, LLC.	98 CUTTERMILL RD, STE 284	GREAT NECK, NY	11021
7902	45		30 COTTAGE ST.	JERSEY CITY REDEVELOPMENT AGENCY	39 KEARNEY AVE.	JERSEY CITY, NJ	07305

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
7902	46		32 COTTAGE ST.	32-34 COTTAGE, LLC	98 CUTTERMILL RD, STE 284	GREAT NECK, NY	11021
7902	47		34 COTTAGE ST.	32-34 COTTAGE, LLC	98 CUTTERMILL RD, STE 284	GREAT NECK, NY	11021
7903	17.01		43 COTTAGE ST.	35 COTTAGE LLC	98 CUTTERMILL RD STE 284	GREAT NECK, NY	11021
7903	20.01		23 COTTAGE ST.	COTTAGE 29 OWNER, LLC	119 MOUNTAIN RD.	JERSEY CITY, NJ	07307
7903	26		575 SUMMIT AVE.	IGLESIA CRISTIANA REFORMADA MISSION	575 SUMMIT AVENUE	JERSEY CITY, NJ	07306

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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Total Postage and Fees
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80 PARK PLAZA
NEWARK, NEW JERSEY 07102

Street and Apt. No.,
City, State, ZIP+4®

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UNITED WATER COMPANY
200 HOOK ROAD
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JERSEY CITY, NEW JERSEY 07305

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VERIZON TELEPHONE
540 BROAD STREET
NEWARK, NEW JERSEY 07102

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City, State, ZIP+4®

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- ☐ Adult Signature Required \$
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SUMMIT PLAZA ASSOCIATES, UR LTD
PTN
1 PORTLAND SQ. STE 6A
PORTLAND, ME 04101

Street and Ap

City, State, Zi

PS Form 380

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701 NEWARK AVE LLC
425 NORTHERN BLVD. STE 6
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Street and Ap

City, State, Zi

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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14 CHETWYND TERRACE
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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Postage
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