

EUGENE P. O'CONNELL

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

November 30, 2021

Mallory Clark
Senior Planner
Department of Housing & Economic Development
Division of City Planning
City Hall Annex
1 Jackson Square
Jersey City, New Jersey 07305

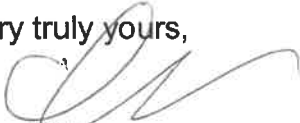
Re: 819 West Side Avenue, LLC
819 West Side Ave., Block 14705, Lot 1, Jersey City, NJ 07306
Case # P21-055

Dear Ms. Clark:

Enclosed are:

1. Notice of Hearing
2. Copy of Publication
3. Certified mail receipts.
4. Affidavit of Proof of Service.

Very truly yours,



EUGENE P. O'CONNELL
EPOC/zt
Encls.

Cc: Client
File # 2021-75

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

PLEASE TAKE NOTICE that on December 7, 2021, at 5:30 P.M., a public hearing will be held by the Jersey City Planning Board regarding the application of 819 West Side Avenue, LLC (the "Applicant"), under Case number P21-055, for the property located at 819 West Side Avenue, Jersey City, New Jersey, which is also identified on the Jersey City tax maps as Block(s) 14705, Lot(s) 1 (the "Property").

The Property is located in the NC Zoning District.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting on December 7, 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:	https://us02web.zoom.us/j/86951044676
Call-in Number and Webinar ID#:	iPhone one-tap: US: +1 929 205 6099 or +1 312 626 6799 Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 301 715 8592 Webinar ID: 869 5104 4676 International numbers available: https://us02web.zoom.us/j/kdUr379ybT

The Applicant is seeking **Preliminary Major Site Plan to construct a 28-Unit apartment building of 5,213 SF commercial area and 2,392 SF of basement storage.**

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

Applicant is requiring a "C" Variance 345-45e7- Rear setback- 20' required, 0.75' exists.

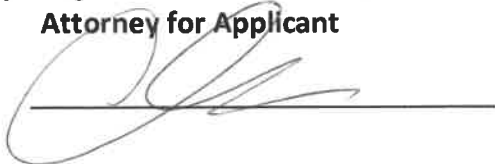
Any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review processing or hearing of this Application.

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@jcnj.org

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





Order Confirmation

Ad Order Number 0010166192

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 P21-055

Sales Rep. JJ DorfLegalsJJ

Order Taker Mary Taylor

Order Source E-Mail

Special Pricing

Tear Sheets	0	TearsheetsCost	\$0.00	Net Amount	\$91.30
Proofs	0			Tax Amount	\$0.00
Affidavits	1	AffidavitsCost	\$41.00	Total Amount	\$91.30
Blind Box				Payment Method	Invoice
Promo Type				Payment Amount	\$0.00
Materials				Amount Due	\$91.30
Invoice Text					

Ad Schedule

Product	Jersey Journal	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Variance
Cost	\$50.30	AdNumber	0010166192-01
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Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	NOTICEOFHEARINGPURSUANTTONJSA4055D12PLEASETAKENOTICETHATONDECEMBER72021AT530PMAPUBLI	
11/26/2021			

Product	NJ.com	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Variance
Cost	\$0.00	AdNumber	0010166192-01
Ad Type	JJ CLS Legal Liner	Ad Size	1 X 94 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	NOTICEOFHEARINGPURSUANTTONJSA4055D12PLEASETAKENOTICETHATONDECEMBER72021AT530PMAPUBLI	
11/26/2021			

Ad Content Proof

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

11/26/21

\$91.30

AFFIDAVIT OF PROOF SERVICE

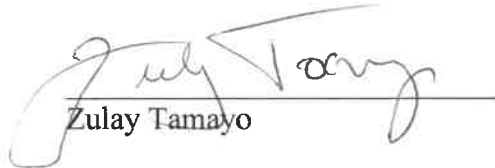
PROOF OF SERVICE OF NOTICES REQUIRED BY STATUTE MUST BE FILED AND VERIFIED WITH THE DIVISION OF CITY PLANNING AT LEAST TWO DAYS PRIOR TO THE MEETING OR THE CASE WILL NOT BE HEARD.

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 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 # P21-055 to be heard on December 7, 2021 and relates to the premises located at: **819 West Side Avenue, Jersey City, New Jersey, Block 14705, Lot(s) 1**

that on **November 24, 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.


Zulay Tamayo

Sworn to and Subscribed before me

This day 30th, November 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

November 3, 2021

PROPERTY LOCATION OF APPLICATION: 819 West Side Avenue

BLOCK(S): 14705 LOT(S): Lot 1

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

Buffer Report - Map

Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 14705 - Lot 1

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

Property Location: 819 West Side Avenue

Date: November 3, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
11704	2		823 WEST SIDE AVE	HOLY NAME CMTRY. % R.C. ARCHDIOCESE	171 CLIFTON AVE.	NEWARK, NJ	07104
14704	1		225 DELAWARE AVE.	ZAMRUDEEN, M& B., & LOPEZ, JOSEPH	225 DELAWARE AVE.	JERSEY CITY, NJ	07306
14704	2		221-223 DELAWARE AVE	ZAMRUDEEN, MOHAMMED	221-23 DELAWARE AVE.	JERSEY CITY, NJ	07306
14704	3		219 DELAWARE AVE.	GAD, WAGIH	219 DELAWARE AVE.	JERSEY CITY, NJ	07306
14704	4		217 DELAWARE AVE	PARKER, BRUCE & SIGNORELLI, BARRY M.	217 DELAWARE AVE.	JERSEY CITY, NJ	07306
14704	5		215 DELAWARE AVE	OJI, IKECHUKWU	215 DELAWARE AVE.	JERSEY CITY, NJ	07306
14704	6		213 DELAWARE AVE.	DENTON, JOHN & MARGUERITE	213 DELAWARE AVE	JERSEY CITY, NJ	07306
14704	7		211 DELAWARE AVE	ARKAIS, MAHENDRANARINE	107 HIGHLAND AVE.	JERSEY CITY, NJ	07306
14704	8		209 DELAWARE AVE	ARKAIS, MAHENDRANARINE	107 HIGHLAND AVE.	JERSEY CITY, NJ	07306
14704	9		207 DELAWARE AVE.	ARKAIS, MAHENDRANARINE	107 HIGHLAND AVE.	JERSEY CITY, NJ	07306
14705	3		811-813 WEST SIDE AV	VENIERO, SALVATORE J. & PAUL A.	388 PAGE LYNDHURST AVE.	LYNDHURST, NJ	07071
14705	4		809 WEST SIDE AVE.	VENIERO, SALVATORE J. & PAUL A.	388 PAGE AVE.	LYNDHURST, NJ	07071
14705	5		807 WEST SIDE AVE.	VENIERO, SALVATORE J. & PAUL A.	388 PAGE LYNDHURST AVE.	LYNDHURST, NJ	07071
14705	6		805 WEST SIDE AVE.	801 WEST SIDE, LLC	2 WEXFORD COURT	WARREN, NJ	07059
14705	7		801 WEST SIDE AVE.	801 WEST SIDE, LLC	2 WEXFORD COURT	WARREN, NJ	07059
14705	8		799 WEST SIDE AVE.	SMS INVESTMENT ASSOCIATES II, LLC	2 WEXFORD COURT	WARREN, NJ	07059
14705	9		795-797 WEST SIDE AVE.	BLACKMAN FAMILY LTD. PTNSHP.	2 WEXFORD CT	WARREN, NJ	07059
14705	24		198 DELAWARE AVE.	198 DELAWARE, LLC	33 E MIDLAND AVE. STE 1821	PARAMUS, NJ	07653

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
14705	25		200 DELAWARE AVE.	BLACKMAN FAMILY LIMITED PARTNERSHIP	2 WEXFORD CT.	WARREN, NJ	07059
14705	26		202 DELAWARE AVE.	GEELONG, LLC % DIXON ADVISORY	1000 PLAZA 2, 10 FL	JERSEY CITY, NJ	07311
14705	27		204 DELAWARE AVE.	KARLSSON, SUSANNAH J.	204 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	28		206 DELAWARE AVE.	BLANCH, ERICA	206 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	29		210 DELAWARE AVE.	RAMZAN,MUHAMMAD & IMRAN,MUHAMMAD	210 DELAWARE AVE.	JERSEY CITY, N.J.	07306
14705	30		212 DELAWARE AVE.	SEECHARAN, DENNIS & SEECHARAN, ROY	232 OLD BERGEN ROAD	JERSEY CITY, NJ	07305
14705	31		214 DELAWARE AVE.	SMITH, TATIANA	214 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	32		216 DELAWARE AVE.	TRIKHA, MANMOHAN K. & SEEMA	216 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	33		218 DELAWARE AVE.	SING,CYRENE C., & STEPHENS,M.&M.	218 DELAWARE AVE	JERSEY CITY, NJ	07306
14705	34		220 DELAWARE AVE.	JUNG, SANG HYUN & RENATA R.	220 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	35		222 DELAWARE AVE.	SOOFI, KHIZER YOUNAS & KHAN, GUI R.	222 DELAWARE AVE.	JERSEY CITY, NJ	07306
14705	36		224 DELAWARE AVE.	NEIRA, XIMENA	224 DELAWARE AVE.	JERSEY CITY, N.J.	07306
14803	1		810 WEST SIDE AVE.	804 WEST SIDE AV., LLC.	27 SKILLMAN AVE.	JERSEY CITY, NJ	07306
14803	2		919 MONTGOMERY ST.	99 MONTGOMERY LLC.	164 RIVER ROAD	MONROE, NJ	08831
14803	3		909 MONTGOMERY ST.	DAYTONA PARTNERS, XVIII, LLC	415 WEST MAIN ST.	ROCHESTER, NY	14608
14803	66		440 FAIRMOUNT AVE.	JAGROOP, NAVINDRA & VISHNU	440 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07306
14803	67		442 FAIRMOUNT AVE.	RAMRAJU, HEMWATTEE	442 FAIRMOUNT AVE.	JERSEY CITY, NJ	07306
14803	68		450 FAIRMOUNT AVE.	RODRIGUEZ, ELIZABETH & PIENCIAK, R.	450 FAIRMOUNT AVE.	JERSEY CITY, NJ	07306
14803	69		452 FAIRMOUNT AVE.	DEICHL, LUCAS & KUCHTA ELIZABETH	452 FAIRMOUNT AVE.	JERSEY CITY, NJ	07306
14803	70		454 FAIRMOUNT AVE.	PARRENO, CYNTHIA	454 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07306
14803	71		456 FAIRMOUNT AVE.	ROZALINIA, INC.	456 FAIRMOUNT AVE.	JERSEY CITY, NJ	07306
14803	72		458 FAIRMOUNT AVE.	IQBAL,AAMER & NADEEM TIC	458 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07302
14803	73		460 FAIRMOUNT AVE.	SOTO, CHANDRA	460 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07306
14803	74		804 WEST SIDE AVE.	804 WEST SIDE AV., LLC.	27 SKILLMAN AVE.	JERSEY CITY, NJ	07306
14803	75		806 WEST SIDE AVE.	804 WEST SIDE AV., LLC.	27 SKILLMAN AVE.	JERSEY CITY, NJ	07306
14803	76		808 WEST SIDE AVE.	804 WEST SIDE AV., LLC.	27 SKILLMAN AVE.	JERSEY CITY, NJ	07306
16301	1		461 FAIRMOUNT AVE.	461 REALTY, LLC	776 WEST SIDE AVE.	JERSEY CITY, NJ	07306

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
16301	3		457 FAIRMOUNT AVE.	461 REALTY, LLC	776 WEST SIDE AVE.	JERSEY CITY, NJ	07306
16301	4		455 FAIRMOUNT AVE.	GAITAN, MARIA VILMA G.	455 FAIRMOUNT AVE.	JERSEY CITY, N.J.	07306
16301	5		453 FAIRMOUNT AVE.	LLANES, HERMES F.& VERONICA	453 FAIRMOUNT AVE	JERSEY CITY, N.J.	07306

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VERIZON TELEPHONE

540 BROAD STREET

NEWARK, NEW JERSEY 07102

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HOLY NAME CMTRY. % R.C.

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171 CLIFTON AVE

NEWARK, NJ 07104

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☐ Adult Signature Restricted Delivery	\$

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ZAMRUDEEN, M & B., & LOPEZ, JOSEPH
225 DELAWARE AVE.
JERSEY CITY, NJ 07306

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

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JERSEY CITY, NJ 07306

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PARKER, BRUCE & SIGNORELLI, BARRY
M.
217 DELAWARE AVE
JERSEY CITY, NJ 07306

Street and Apt. No.
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Sent To
DENTON, JOHN & MARGUERITE
213 DELAWARE AVE.
JERSEY CITY, NJ 07306

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and	\$ 4.28

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VENIERO, SALVATORE J. & PAUL A.
388 PAGE LYNDBURST AVE.
LYNDBURST, NJ 07071

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and	\$ 4.28

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801 WEST SIDE, LLC
2 WEXFORD COURT
WARREN, NJ 07059

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and	\$ 4.28

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SMS INVESTMENT ASSOCIATES II, LLC
2 WEXFORD COURT
WARREN, NJ 07059

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and	\$ 4.28

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BLACKMAN FAMILY LTD, PTNSHIP
2 WEXFORD CT
WARREN, NJ 07059

5954 9336 1000 0621 0202

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☐ Adult Signature Required	\$
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Postage	\$ 0.53
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198 DEL'AWARE, LLC
33 E MIDLAND AVE STE 1821
PARAMUS, NJ 07653

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☐ Adult Signature Required	\$
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BLACKMAN FAMILY LIMITED PARTNERSHIP
2 WEXFORD CT
WARREN, NJ 07059

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☐ Adult Signature Restricted Delivery	\$

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Sent To
GEELONG LLC% DIXION ADVISORY
1000 PLAZA 2, 10 FL
JERSEY CITY, NJ 07311

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

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\$ 0.53

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Sent To
KARLSSON, SUSANNAH J.
204 DELWARE AVE.
JERSEY CITY, NJ 07306

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Sent To
BLANCH, ERICA
206 DELAWARE AVE
JERSEY CITY, NJ 07306

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Sent To
RAMZAN, MUHAMMAD & IMRAN,
MUHAMMAD
210 DELWARE AVE.
JERSEY CITY, N.J. 07306

Street and Apt. No.
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Sent To
SEECHARAN, DENNIS & SEECHARAN,
ROY
232 OLD BERGEN ROAD
JERSEY CITY, NJ 07305

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Sent To SMITH, TATIANA
214 DELAWARE AVE.
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Sent To TRIKHA, MANMOHAN K. & SEEMA
216 DELAWARE AVE.

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Sent To SING, CYRENE C. & STEPHENS, M & M
218 DELAWARE AVE.

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Sent To JUNG, SANG HYUN & RENATA R.
220 DELAWARE AVE.

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222 DELAWARE AVE.

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224 DELAWARE AVE.

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☐ Adult Signature Required	\$
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Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

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27 SKILLMAN AVE.
JERSEY CITY, NJ 07306

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To **99 MONTGOMERY LLC.**
164 RIVER ROAD
MONROE, NJ 08831

City, State, ZIP+4

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To **DAYTONA PARTNERS, XVIII, LLC**
415 WEST MAIN ST.
ROCHESTER, NY 14608

City, State, ZIP+4

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To **JAGROOP, NAVINDRA & VISHNU**
440 FAIRMOUNT AVE.
JERSEY CITY, NJ 07306

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To **RAMRAJU, HEMWATTE**
442 FAIRMOUNT AVE.
JERSEY CITY, NJ 07306

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 0.53
Total Postage and Fees	\$ 4.28

Sent To **RODRIGUEZ, ELIZABETH & PIENCIAK, R.**
450 FAIRMOUNT AVE.
JERSEY CITY, NJ 07306

City, State, ZIP+4

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

Postage

\$ 0.53

Total Postage and

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Sent To

Street and Apt. 1

City, State, ZIP+4

DEICHL, LUCAS & KUCHTA ELIZABETH
R.
452 FAIRMOUNT AVE.
JERSEY CITY, NJ 07306

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☐ Adult Signature Required \$
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Postage

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City, State, ZIP+4

PARRENO, CYNTHIA
454 FAIRMOUNT AVE.
JERSEY CITY, NJ 07306

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

Postage

\$ 0.53

Total Postage and

\$ 4.28

Sent To

Street and Apt.

City, State, ZIP

ROZALINIA, INC
456 FAIRMOUNT AVE.
JERSEY CITY, NJ 07306

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☐ Adult Signature Required \$
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Total Postage and

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IQBAL, AAMER & NADEEM TIC
458 FAIRMOUNT AVE.
JERSEY CITY, NJ 07302

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☐ Adult Signature Required \$
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Postage

\$ 0.53

Total Postage and

\$ 4.28

Sent To

Street and Apt. No

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SOTO, CHANDRA
460 FAIRMOUNT AVE.
JERSEY CITY, N.J. 07306

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☐ Adult Signature Required \$
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Postage

\$ 0.53

Total Postage and

\$ 4.28

Sent To

Street and Apt. 1

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461 REALTY, LLC
776 WEST SIDE AVE.
JERSEY CITY, NJ 07306

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