

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY)

COUNTY OF ESSEX) ss.

On May 13, 2022, Brian J. Aloia, Esq. of the Aloia Law Firm, LLC, of full age, being duly sworn, according to law, deposes and says, that he works at the Aloia Law Firm, LLC, in the City of Bloomfield, County of Essex, and State of New Jersey that he is the Applicant, The Cannabis Place 420 Corp.'s Attorney in a proceeding before the Planning Board of the City of Jersey City, New Jersey related to premises located at:

1544 John F. Kennedy Boulevard, Jersey City, New Jersey 07305

Block(s) 29701, Lot(s) 1.01

On May 13, 2022, Brian J. Aloia, Esq. of the Aloia Law Firm LLC, gave written notice of this application to those upon whom service must be served in the manner prescribed by law. Attached hereto are the following exhibits demonstrating service was given as described:

Exhibit A – Notice of Hearing

Exhibit B – Certified List of Property Owners

Exhibit C – Proof of Service

Exhibit D – Affidavit of Publication



Brian J. Aloia, Esq.
Attorney for Applicant

Sworn to and Subscribed before me

This 19 day of May 2022.



Notary Public

BRENDA L. COLON
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50068372
My Commission Expires 9/21/2022



EXHIBIT A

Notice of Hearing

NOTICE OF HEARING

Please take notice that an application has been made by: Brian J. Aloia, Esq., of the Aloia Law Firm, LLC on behalf of the applicant, The Cannabis Place 420 Corp., leaser of property located at 1544 John F. Kennedy Boulevard, for Conditional Use Approval from THE JERSEY CITY PLANNING BOARD as allowed under the zoning ordinance as follows:

Conditional use approval to allow for a class 5 adult use Cannabis retail location and any other variances, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or Board which may arise during the course of the hearing process. The applicant will also seek approval for the renovation and interior build out of a ground floor Commercial space in connection with the planned class 5 adult use Cannabis retailer license. The property affected is designated on the Jersey City Tax Map as: Block 29701, Lots 1.01; Address: 1544 John F. Kennedy Boulevard, Jersey City, New Jersey 07305. The retail location will be approximately 2,682 square feet, on the ground floor of an existing mixed use building located in the NC Zone.

This notice is sent to you as an owner of property within 200' of the property to be effected. This application is now on file with THE PLANNING BOARD and a Public Hearing has been ordered for hearing on May 24, 2022, at 5:30pm via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:	https://us02web.zoom.us/j/83544546028
Call-in Number and Webinar ID#:	All public users calling in must use +1 301 715 8592 or +1 312 626 6799, and Webinar ID: 835 4454 6028

You may appear either in person, or by agent, or Attorney and present any objection which you may have in granting this application. This notice is being sent to you in compliance with Jersey City's Zoning Ordinances and the Municipal Land Use Act.

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: s/Brian J. Aloia, Esq
Brian J. Aloia, Esq.
Aloia Law Firm LLC
Attorney for Applicant

EXHIBIT B

CERTIFIED LIST OF PROPERTY OWNERS



CITY OF JERSEY CITY

Office of the City Assessor
City Hall Annex
364 Martin Luther King Dr., 3rd Fl.
Jersey City, New Jersey 07305
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

April 25, 2022

PROPERTY LOCATION OF APPLICATION: 1544 Kennedy Blvd.

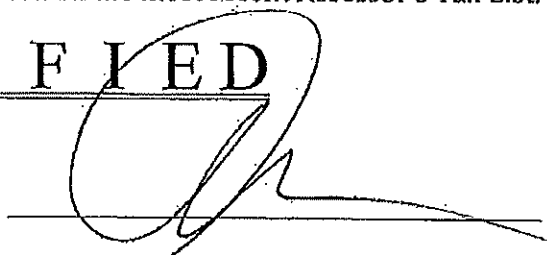
BLOCK(S): 29701 LOT(S): 1.01

NAME OF APPLICANT: Osbert Orduna
123 Town Place, Unit #640
Jersey City, New Jersey 07310

APPLICANT'S TELEPHONE #: (201)-736-5059

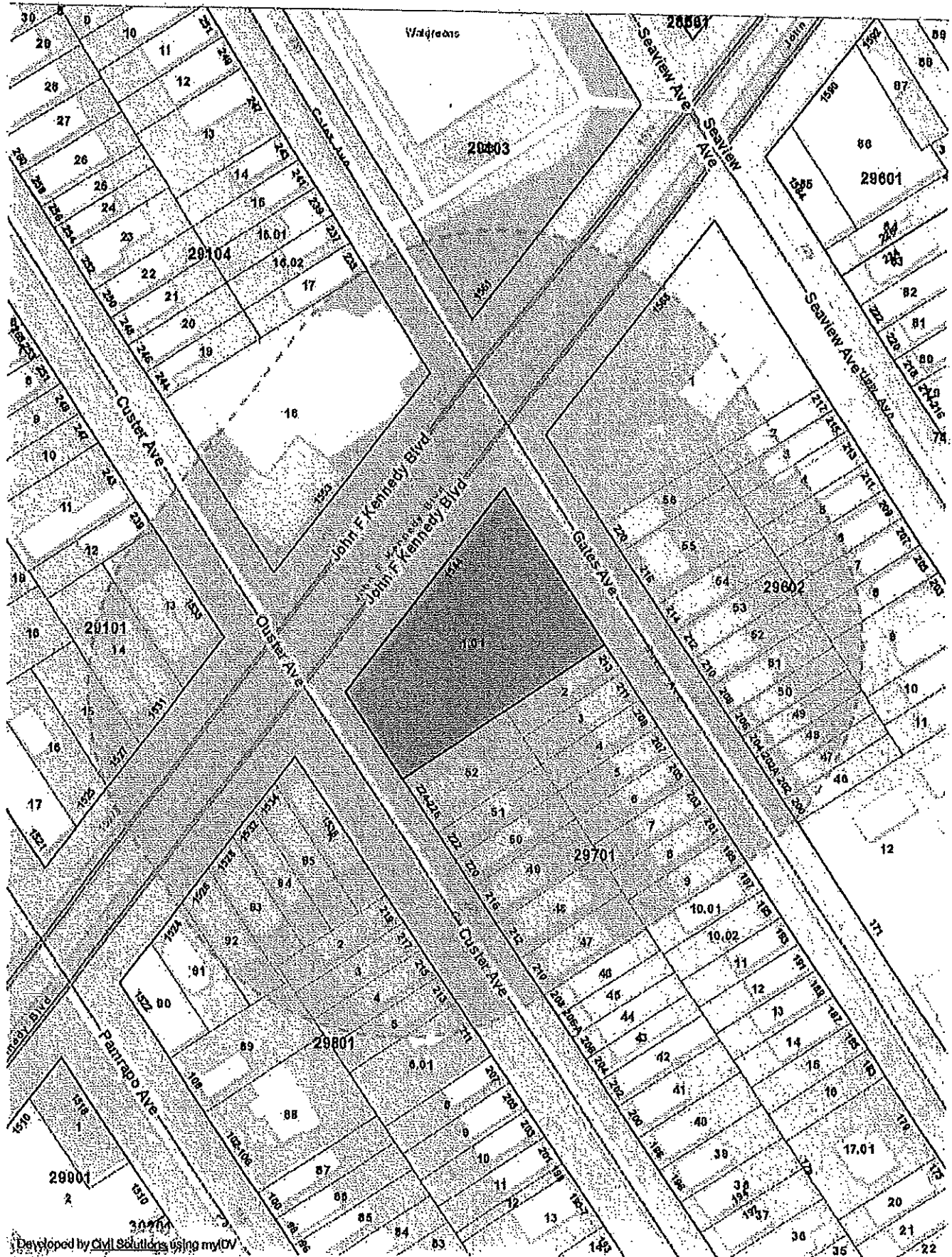
Pursuant to your request, attached herewith is a list of properties located within the 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

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





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 29701 - Lot 1.01

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

Property Location: 1544 Kennedy Blvd.

Date: April 25, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNER NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
29101	12		239 CUSTER AVE.	KASSE, DHANMATTIE & TOOLARAN	239 CUSTER AVE.	JERSEY CITY, NJ	07305
29101	13		1535 KENNEDY BLVD.	JOURNAL SQUARE GROUP, LLC	P.O. BOX 447	FARMINGDALE, NJ	07727
29101	14		1531 KENNEDY BLVD.	JOURNAL SQUARE GROUP, LLC	P.O. BOX 447	FARMINGDALE, NJ	07727
29101	15		1527 KENNEDY BLVD.	TAGLIA, THERESA% AJC REALTY EXCHANGE	321 SIP AVE.	JERSEY CITY, NJ	07306
29101	16		1525 KENNEDY BLVD.	TAGLIA, THERESA% AJC REALTY EXCHANGE	321 SIP AVE.	JERSEY CITY, NJ	07306
29103	23		1561 KENNEDY BLVD.	HYGGE JC, LLC	6 BOOTH AVE.	ENGLEWOOD CLIFFS, NJ	07632
29104	17		235 GATES AVE.	MURDUCA, JAMES & LAUREN	235 GATES AVE.	JERSEY CITY, NJ	07305
29104	18		1553 KENNEDY BLVD.	PROVIDENT INST FOR SAVINGS% ACCT. DEP	P.O. BOX 1001	ISELIN, NJ	08830
29602	1		1568 KENNEDY BLVD.	KENNEDY 1658 REALTY	145 HASTINGS STREET	BROOKLYN, NY	11235
29602	2		217 SEAVIEW AVE.	RAJARAM, INDERDATH & KUSHMAMATTIE	217 SEAVIEW AVE.	JERSEY CITY, NJ	07305
29602	3		215 SEAVIEW AVE.	MOHAN, ROHAN & BIDYAWATTIE	215 SEAVIEW AVENUE	JERSEY CITY, NJ	07305
29602	4		213 SEAVIEW AVE.	SANQUILLOS, GUILLERMO M.	553 SEAVIEW AVE.	JERSEY CITY, NJ	07306
29602	5		211 SEAVIEW AVE.	ANG, ALAIN DALE	211 SEAVIEW AVE.	JERSEY CITY, NJ	07305
29602	6		209 SEAVIEW AVE.	HIRA, CHITRAWATTIE & ROHAN	209 SEAVIEW AVE.	JERSEY CITY, NJ	07305
29602	7		207 SEAVIEW AVE.	SOORUNATH, KALAWATTIE & CYRIL, TEWATT	207 SEAVIEW AVE.	JERSEY CITY, NJ	07305
29602	8		205 SEAVIEW AVE.	LI, FELIS	205 SEAVIEW AVE.	JERSEY CITY, NJ	07305
29602	46		200 GATES AVE.	FARAG, ASHRAF A.	200 GATES AVE.	JERSEY CITY, NJ	07305

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNER NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
29602	47		202 GATES AVE.	CAMPBELL LESLIE LORRAINE	202 GATES AVE.	JERSEY CITY, NJ	07305
29602	48		202A GATES AVE.	LOMBEYDA, FRANKLIN & SANCHEZ, SANDRA	202A GATES AVE.	JERSEY CITY, NJ	07305
29602	49		204 GATES AVE.	TRAFFICANTE, MICHAEL & LINDA	204 GATES AVE.	JERSEY CITY, NJ	07305
29602	50		206 GATES AVE.	SEECHARAN, DENNIS	281 VAN NOSTRAND AVE	JERSEY CITY, NJ	07305
29602	51		208 GATES AVE.	SANMARTIN, SEGUN M. & FAJARDO, R.	208 GATES AVE.	JERSEY CITY, NJ	07305
29602	52		210 GATES AVE.	CASTRO, MILLAND	257 BOYD AVENUE	JERSEY CITY, NJ	07304
29602	53		212 GATES AVE.	RAMOS, ELVIN A.	212 GATES AVENUE	JERSEY CITY, NJ	07305
29602	54		214 GATES AVE.	LLANES, NESTOR & VICTORIA	49 GRIECO DR.	JERSEY CITY, NJ	07305
29602	55		216 GATES AVE.	TRINIDAD, EDGARDO E. & JOVITA	216 GATES AVE.	JERSEY CITY, NJ	07305
29602	56		220 GATES AVE.	DACHILLE, VITO P. & GLORIA M.	47 CEDAR STREET	JERSEY CITY, NJ	07305
29602	9		203 SEAVIEW AVE.	RAJARAM, INDERDATH & KUSHMAWATTILE	203 SEAVIEW AVE.	JERSEY CITY, NJ	07305
29701	2		213 GATES AVE.	BYRD, YOLANDA & HINES, LINNEX	213 GATES AVE.	JERSEY CITY, NJ	07305
29701	3		211 GATES AVE.	HANNA, EMAD & SHEHATA, CHRISTENA T.	211 GATES AVE.	JERSEY CITY, NJ	07305
29701	4		209 GATES AVE.	PEREIRA, MARIA & IRIS M.	209 GATES AVE.	JERSEY CITY, NJ	07305
29701	5		207 GATES AVE.	DORT, ROSEANNE	207 GATES AVENUE	JERSEY CITY, NJ	07305
29701	6		205 GATES AVE.	NATHOO, INDIRA	205 GATES AVE.	JERSEY CITY, NJ	07305
29701	7		203 GATES AVE.	MUJID, MONICA R. & MOHAMMAD	2749 KENNEDY BOULEVARD	JERSEY CITY, NJ	07306
29701	8		201 GATES AVE.	RIVERA, WILFREDO JR. & WILFREDO SR.	201 GATES AVE.	JERSEY CITY, NJ	07305
29701	9		199 GATES AVE.	NG, WING YIN & SZTO, JOANNA SHUN	199 GATES AVENUE	JERSEY CITY, NJ	07304
29701	10,01		197 GATES AVE.	KOPPEL, ARON	P.O. BOX 796	MONROE, NY	10949
29701	47		210 CUSTER AVE.	DO, VINH & TRAN, KIM	210 CUSTER AVE	JERSEY CITY, NJ	07305
29701	48		212 CUSTER AVE.	FESTIN, LEONARDO & ELIZABETH	212 CUSTER AVE.	JERSEY CITY, NJ	07305
29701	49		216 CUSTER AVE.	RIVERA, WANDA	216 CUSTER AVE.	JERSEY CITY, NJ	07305
29701	50		220 CUSTER AVE.	SINGH, SOORESH	222 CUSTER AVE.	JERSEY CITY, NJ	07305
29701	51		222 CUSTER AVE.	SINGH, SOORESH C. & KRISHNADATH	222 CUSTER AVE.	JERSEY CITY, NJ	07305

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNER NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
29701	52		224-226 CUSTER AVE.	PEREZ, CARMELO & CORAZON	224-226 CUSTER AVE.	JERSEY CITY, NJ	07305
29801	1		1536 KENNEDY BLVD.	SRINAN PROPERTIES, LLC	682 RT 440	JERSEY CITY, NJ	07304
29801	2		219 CUSTER AVE.	BUDHOO, DAVE	386 PRINCETON AVENUE	JERSEY CITY, NJ	07305
29801	3		217 CUSTER AVE.	MOHAMMAD, SAIED	217 CUSTER AVE.	JERSEY CITY, NJ	07306
29801	4		215 CUSTER AVE.	NANDKUMAR, MICHELLE RICOT	215 CUSTER AVE.	JERSEY CITY, NJ	07305
29801	5		213 CUSTER AVE.	RIVADA, CAESAR & ELEANOR HL	213 CUSTER AVE.	JERSEY CITY, NJ	07305
29801	6.01		211 CUSTER AVE.	FALCICCHIO, FRANCIS & MARGARET	205 CUSTER AVE.	JERSEY CITY, NJ	07305
29801	89.01		108 PAMRAPO AVE.	108 REAL ESTATE, LLC	297 CENTRAL AVE.	JERSEY CITY, NJ	07307
29801	89.02		110 PAMRAPO AVE.	108 REAL ESTATE, LLC	297 CENTRAL AVE.	JERSEY CITY, NJ	07307
29801	91		1524 KENNEDY BLVD.	FERNANDES, SHONNON	1524 KENNEDY BLVD.	JERSEY CITY, NJ	07305
29801	92		1526 KENNEDY BLVD.	SOLIMAN, AIDA NAGEEB	1526 KENNEDY BLVD.	JERSEY CITY, NJ	07306
29801	93		1528 KENNEDY BLVD.	SALIB, HANY	1528 KENNEDY BLVD.	JERSEY CITY, NJ	07305
29801	94		1532 KENNEDY BLVD.	GEELONG, LLC % DIXON ADVISORY	1000 PLAZA 2, 10 FL	JERSEY CITY, NJ	07311
29801	95		1534 KENNEDY BLVD.	SRINAN PROPERTIES, LLC	682 RT 440	JERSEY CITY, NJ	07304

EXHIBIT C

PROOF OF SERVICE

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City, State, ZIP+4®

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Mudura, James & Lauren

Street and Apt. No., or PO Box No.

235 Gates Avenue

City, State, ZIP+4®

Jersey City, NJ 07305

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Lyndhurst, NJ 07747

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Hyatt, JC LLC

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16 Booth Avenue

City, State, ZIP+4®

Englewood Cliffs, NJ 07632

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Kennedy, 1658 Realty

Street and Apt. No., or PO Box No.

185 Hastings Street

City, State, ZIP+4®

Brooklyn, NY 11235

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Prudent Inst For Savings Acct. Dep

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PO Box 1001

City, State, ZIP+4®

Iselin, NJ 08830

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Jersey City, NJ 07305

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Sent To: Mohan Rohan + Bidyawatte

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City, State, ZIP+4® Jersey City, NJ 07305

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Sent To: Sookinath, Kolawatie + Cyril Tejuwatt

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Sent To: Hira, Chitrawattie + Rohan

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Farag, Ashraf A.
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Lombarda Franklin Sanchez Sandra
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Campbell Leslie Lorraine
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Seecharan, Dennis
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Sent To Sanmartin, Sean M. + Fajardo, B.
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Sent To Llanes, Nestor + Victoria
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City, State, ZIP+4®
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Sent To Koppel, Aron
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P.O. Box 796
City, State, ZIP+4®
Manoche, NY 10949

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58
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Sent To Ng Wing Yin & Szto, Joanna Shun
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City, State, ZIP+4®
Jersey City, NJ 07304

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City, State, ZIP+4®
Jersey City, NJ 07305

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Sent To: Sinah, Soresh

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Sent To: Rivera, Wanda

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Sent To: Perez, Carmelo & Corazon

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Sent To: Sinah, Soresh C & Krishnadath

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Sent To: Budhoo, Dave

Street and Apt. No., or PO Box No. 286 Princeton Avenue

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Sent To: Scinan Properties LLC

Street and Apt. No., or PO Box No. 682 Rt 40

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Sent To
Handkumar, Michelle Ricot
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City, State, ZIP+4®
Jersey City, NJ 07305

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5555 7698 0000 8891 5602

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217 Custer Avenue
City, State, ZIP+4®
Jersey City, NJ 07306

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Postage \$0.58

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Sent To
Falcicchia, Francis & Margaret
Street and Apt. No., or PO Box No.
205 Custer Avenue
City, State, ZIP+4®
Jersey City, NJ 07305

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Postage \$0.58

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Sent To
Riyada, Caesar & Eleanor M.
Street and Apt. No., or PO Box No.
213 Custer Avenue
City, State, ZIP+4®
Jersey City, NJ 07305

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☐ Adult Signature Required \$0.00
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Postage \$0.58

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Sent To
Fernandes, Shannon
Street and Apt. No., or PO Box No.
1524 Kennedy Blvd.
City, State, ZIP+4®
Jersey City, NJ 07305

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Sent To
108 Real Estate, LLC
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Total Postage and Fees \$7.38

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Sent To
Salib, Hany
Street and Apt. No., or PO Box No.
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City, State, ZIP+4®
Jersey City, NJ 07305
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Total Postage and Fees \$7.38

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Soliman, Aida Nageeb
Street and Apt. No., or PO Box No.
1526 Kennedy Blvd.
City, State, ZIP+4®
Jersey City, NJ 07306
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682 Rt 440
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Jersey City, NJ 07304
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100 Plaza 2, I.D.F.I.
City, State, ZIP+4®
Jersey City, NJ 07311
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EXHIBIT D

AFFIDAVIT OF PUBLICATION

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 05/14/2022

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 16th day of May 2022

Diana L. Hauser
Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 60138252
My Commission Expires 09/08/2025

**JERSEY CITY PLANNING BOARD
NOTICE OF HEARING**

Please take notice that an application has been made by: Brian J. Aloia, Esq., of the Aloia Law Firm, LLC on behalf of the applicant, The Cannabis Place 420 Corp., leaser of property located at 1544 John F. Kennedy Boulevard, for Conditional Use Approval from THE JERSEY CITY PLANNING BOARD as allowed under the zoning ordinance as follows:

Conditional use approval to allow for a class 5 adult use Cannabis retail location and any other variances, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or Board which may arise during the course of the hearing process. The applicant will also seek approval for the renovation and interior build out of a ground floor Commercial space in connection with the planned class 5 adult use Cannabis retail license. The property affected is designated on the Jersey City Tax Map as: Block 29701, Lots 1,01; Address: 1544 John F. Kennedy Boulevard, Jersey City, New Jersey 07305. The retail location will be approximately 2,682 square feet, on the ground floor of an existing mixed use building located in the NC Zone.

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@cityofnj.org.

By: s/Brian J. Aloia, Esq.
Brian J. Aloia, Esq.
Aloia Law Firm LLC
Attorney for Applicant

05/14/22

\$213.56

This application is now on file with THE PLANNING BOARD and a Public Hearing has been ordered for hearing on May 24, 2022, at 5:30pm via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:
<https://us02web.zoom.us/j/83544546028>

Call-In Number and Webinar ID#:
All public users calling in must use
+1 301 715 8592 or +1 312 626 6799, and
Webinar ID: 835 4454 6028

Anyone interested in the application may appear either in person, or by agent, or Attorney and present any objection which they may have in granting this application. This notice is being published in compliance with Jersey City's Zoning Ordinances and the Municipal Land Use Act.

PLEASE TAKE FURTHER NOTICE that application materials including digital plans are

