

SCHUMANN HANLON
MARGULIES LLC ATTORNEYS AT LAW
founded in 1850 as Scudder & Gilchrist and
1923 as Brigadier & Margulies

RONALD H. SHALJIAN
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30 MONTGOMERY STREET, STE 990
JERSEY CITY, NJ 07302
(201) 451-1400 (PHONE)
(201) 432-3103 (FAX)

July 21, 2022

Joey-Ann Morales & Tasha Miller
Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305

via email only jmorales@jcnj.org & tmiller@jcnj.org

Re: 85 MONITOR LLC
85 Monitor Street
Block 19003, Lot 11

Dear Ms. Morales and Ms. Miller:

Please be advised that this office represents the above applicant-owner of 85 Monitor Street, Jersey City.

Enclosed is a General Development Application seeking the following relief:

1. An Appeal in accordance with NJSA 40:55D70-(b) of the Zoning official's two (2) violations (copies of which are attached to the Application).
2. In the alternative, an application to the Zoning Board seeking the necessary variances to (a) continue front yard parking on the property and (b) relief from the requirement for front yard landscaping.

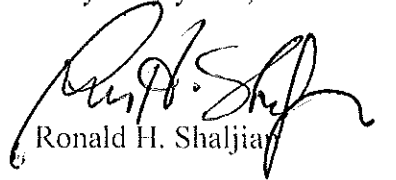
We therefore enclose:

1. General Development Application ("GDA").
2. Copies of two (2) violations which are being appealed.
3. Checklist.
4. Affidavit of Submission.
5. Affidavit disclosing ownership of 85 Monitor LLC.
6. Affidavit of Ownership - 10% Ownership Disclosure
7. Performance Affidavit signed by Ahmed Amin, Member.
8. Tax Assessor's list of property owners within 200'.
9. Tax Clearance Certificate has been ordered.
10. Copy of request for Water Clearance Certificate and related correspondence.
11. Notice of Hearing (without dates or link)
12. Survey has been ordered and will be provided separately.

13. Statement of Principal Points will be provided by Dresdner Robin.
14. Color site photos.

Kindly review same and advise if you need anything further to deem this application complete. Once a case number is assigned, we will submit the \$150 fee. Thank you.

Very truly yours,



Ronald H. Shaljian

Enc.

cc: CityPlanning@icnj.org

Ahmed Amin, Member
85 Monitor LLC

Nick Taylor, Zoning Official



**CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION ("GDA")**



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

THIS SECTION IS FOR STAFF ONLY

Intake Date:	
Case Number:	
X, Y Coordinate:	

**1.
SUBJECT
PROPERTY**

1. Street Address:	85 Monitor Street
2. Zip Code:	07305
3. Block(s):	19003
4. Lot(s):	11
5. Ward:	F

**2.
APPROVALS
BEING SOUGHT**

6. BOARD DESIGNATION			
	Planning Board	X	Zoning Board of Adjustment

7. APPROVALS BEING SOUGHT (mark all that apply)			
	Minor Site Plan		"A" Appeal
	Preliminary Major Site Plan	X	"B" Appeal - Interpretation
	Final Major Site Plan		Site Plan Waiver
	Conditional Use		Site Plan Amendment
X	'c' Variance(s)		Administrative Amendment
	'd' Variance(s) - use, density, etc.		Interim Use
	Minor Subdivision		Extension
	Preliminary Major Subdivision		Other (fill in below):
	Final Major Subdivision		

**3.
PROPOSED
DEVELOPMENT**

8. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i>	Existing two family. Existing curb cut; Existing front yard parking configuration;
-----------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

**4.
VARIANCES
BEING SOUGHT**

9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i>	Front yard parking variance; relief from front yard landscape requirement (see attached two (2) Zoning violations)
10. Number of 'c' Variance(s):	2
11. Number of 'd' Variance(s):	N/A

5.
APPLICANT

12.	Applicant Name:	85 Monitor LLC
13.	Street Address:	124 W. 34th St.
14.	City:	Bayonne
15.	State:	NJ
16.	Zip Code:	07002
17.	Phone:	201-978-6212
18.	Email:	aamin9984@gmail.com

6.
OWNER

19.	Owner Name:	85 Monitor LLC
20.	Street Address:	124 W. 34th St.
21.	City:	Bayonne
22.	State:	NJ
23.	Zip Code:	07002
24.	Phone:	201-978-6212
25.	Email:	aamin9984@gmail.com

7.
ATTORNEY

26.	Attorney's Name:	Ronald H. Shaljian, Esq.
27.	Firm's Name:	Schumann Hanlon Margulies LLC
28.	Phone:	(201) 451-1400 x238
29.	Email:	rshaljian@shdlaw.com

8.
PLAN
PREPARERS

ENGINEER		
30.	Engineer's Name:	N/A
31.	NJ License Number:	
32.	Firm's Name:	
33.	Email:	
ARCHITECT		
34.	Architect's Name:	N/A
35.	NJ License Number:	
36.	Firm's Name:	
37.	Email:	
PLANNER		
38.	Planner's Name:	Charles Heydt
39.	NJ License Number:	
40.	Firm's Name:	Dresdner Robin
41.	Email:	Cheydt@dresdnerrobin.com
SURVEYOR		
42.	Surveyor's Name:	N/A
43.	NJ License Number:	
44.	Firm's Name:	
45.	Email:	
OTHER PROFESSIONAL		
46.	Name, Profession:	N/A
47.	NJ License Number:	
48.	Firm's Name:	
49.	Email:	

9. SUBJECT PROPERTY

50.	Lot Area (square feet):	1,711.68 sq. ft.
51.	Lot Width (feet):	16.67 ft.
52.	Lot Depth (feet):	102.68 ft.
53.	Zone District(s):	
54.	Redevelopment Area:	Morris Canal
55.	Present Use:	Residential
56.	Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide stormwater report)</i>	N/A
ANSWER THE FOLLOWING YES –OR– NO		
57.	Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i>	No
58.	Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? <i>(if yes, apply to Historic Preservation Commission)</i>	No
59.	Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i>	No
60.	Is a bonus provision being utilized?	No
61.	Is the subject property within 200 feet of another municipality?	No
62.	Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i>	No
63.	Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i>	
64.	Are new streets and/or utility extensions proposed?	No
65.	Are existing streets being widened?	No
66.	Is the subject property in a flood plain?*	N/A
* Flood plain boundaries and base flood elevation can be found by visiting: http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/		

10. HEIGHTS

* if proposed height is 40 feet or greater provide shadow study and visual assessment report

67.	Base Flood Elevation (feet):	N/A		
68.	Elevation of Grade (feet):	N/A		
69.	Number of New Buildings:	N/A		
70.	Number of Development Phases:	N/A		
HEIGHTS	EXISTING		PROPOSED*	
	Stories	Feet	Stories	Feet
71. Building	N/A			
72. Addition or Extension				
73. Rooftop Appurtenance	N/A			
74. Accessory Structures	N/A			

**11.
GROSS FLOOR
AREA AND
COVERAGE**

	PHASE 1	PHASE 2 (if applicable)	PHASE 3 & UP (if applicable)
74. Residential sf:	1,512 sq. ft.		
75. Retail sf:			
76. Office sf:			
77. Industrial sf:			
78. Parking Garage sf:			
79. Other sf:			
80. GROSS FLOOR AREA (sf):			
81. Floor Area Ratio (FAR):			
82. Building Coverage (%):			
83. Lot Coverage (%):			

**12.
RESIDENTIAL
DWELLING UNITS**

	TOTAL UNIT MIX	INCOME RESTRICTED UNIT MIX
84. Studio Units:		
84. 1 Bedroom Units:		
85. 2 Bedroom Units:		
86. 3 Bedroom Units:	1	
87. 4 bedroom or More Units:		
88. TOTAL UNIT COUNT:	1	
89. Percent Affordable:		
90. Percent Workforce:		

**13.
INCOME
RESTRICTED*
HOUSING**

**According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

	INCOME RESTRICTED* HOUSING UNITS CREATED
Affordability Level:	N/A
91. Very Low Income (<30% AMI):	
92. Low Income (30% to 50% AMI):	
93. Moderate Income (50% to 80% AMI):	
94. Workforce Income (80% - 120% AMI):	
Population Served:	
95. Age Restricted:	
96. Special Needs:	
97. Other:	

14. PARKING AND SIGNAGE

98.	Number of Parking Spaces:	1 (one)
99.	Dimensions of Parking Spaces:	N/A
100.	Number of Bike Parking Spaces:	N/A
101.	Location of Bike Parking:	N/A
102.	Number of Loading Spaces:	N/A
103.	Number of Signs:	N/A
104.	Type of Signs:	N/A

15. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.

	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
105. Subdivision:			
106. Site Plan:			
107. Variance(s) App:			
108. Appeal:			
109. Building Permits:			

16. SUBMISSION CHECKLIST

<input checked="" type="checkbox"/>	Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. <u>Download Application Forms and Support Documents here</u>
<input checked="" type="checkbox"/>	Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted. <u>Make an Online Payment by click here</u>
<input checked="" type="checkbox"/>	Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <u>NOT</u> submitted.
<input checked="" type="checkbox"/>	Initials of the Applicant/Preparer: <u>AA</u> (Must match Affidavit of Submission)
<input checked="" type="checkbox"/>	Once you have completed all of the Submission Checklist items above, you can email your application to jmorales@jcnj.org -and- tmiller@jcnj.org . Please send us a pdf version of this application which has <u>NOT</u> been scanned.

CONTACT:

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
201-547-5010
CityPlanning@jcnj.org



Steven M. Fulop, Mayor
CITY OF JERSEY CITY

DEPARTMENT OF HOUSING,
ECONOMIC DEVELOPMENT
& COMMERCE
Division of Zoning
Nick Taylor, Zoning Officer
1 Jackson Square
Jersey City, New Jersey 07305
Telephone (201) 547-4832

NOTICE OF VIOLATION
ORDER TO REMEDY
PURSUANT TO CHAPTER 345
ZONING CODES

WORK SITE: 85 Monitor Street	BLOCK: 19003	LOT: 11
OWNER IN FEE: 85 Monitor, LLC		
ADDRESS: 124 West 34 th Street Bayonne, N.J. 07002		

ACTION

DATE OF NOTICE: 7/5/2022	DATE OF INSPECTION: 7/1/2022
COMPLIANCE DUE DATE: Forthwith	ZONING DISTRICT: Morris Canal Redevelopment

Pursuant to Article I, Section 4, Jersey City Zoning Code, Chapter 345, all uses not expressly permitted in a zoning district are prohibited.

TAKE NOTICE that you have been found to be in violation of The Jersey City Zoning Code, Chapter 345:

Article: V	Section: 70	Paragraph: A-1
For the following reasons: Off street parking shall not be located between the building and the street.		

As per N.J.S.A., C-40: 55D-70, Paragraph A and C-40: 55D-72 – You may appeal this notice of violation to The Jersey City Board of Adjustment, within twenty (20) days.

If you have any questions concerning this matter, please call: (201) 547-4832.

Signed: _____

Nick Taylor
Zoning Officer

Ins:
Ward:



Steven M. Fulop, Mayor
CITY OF JERSEY CITY

DEPARTMENT OF HOUSING,
ECONOMIC DEVELOPMENT
& COMMERCE
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NOTICE OF VIOLATION
ORDER TO REMEDY
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WORK SITE: 85 Monitor Street	BLOCK: 19003	LOT: 11
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COMPLIANCE DUE DATE: Forthwith	ZONING DISTRICT: Morris Canal Redevelopment

Pursuant to Article I, Section 4, Jersey City Zoning Code, Chapter 345, all uses not expressly permitted in a zoning district are prohibited.

TAKE NOTICE that you have been found to be in violation of The Jersey City Zoning Code, Chapter 345:

Article: V	Section: 66	Paragraph: A-2
For the following reasons: At least 60 percent of the area between the building line and street line on residential lots shall be landscaped.		

As per N.J.S.A., C-40: 55D-70, Paragraph A and C-40: 55D-72 – You may appeal this notice of violation to The Jersey City Board of Adjustment, within twenty (20) days.

If you have any questions concerning this matter, please call: (201) 547-4832.

Signed: _____

Nick Taylor
Zoning Officer

Ins:
Ward:

SUBMISSION INFORMATION		STAFF CHECKLIST SNAPSHOT	
DATE:	07-21-2022	MAJOR SITE PLAN	VARIANCES REQUESTED
CASE NUMBER:		MINOR SITE PLAN	IZO TRIGGERED
SITE ADDRESS:	85 Monitor Street	SUBDIVISION	HEIGHT 40FT OR GREATER
APPROVAL SOUGHT:	Zoning Board of Adjustment	NOTICE REQUIRED	SIGNAGE ONLY
APPLICANT:	85 Monitor LLC	SITE IN A FLOOD ZONE	ADDS 1K SF IMPERVIOUS
OWNER:	85 Monitor LLC	DEMOLITION	DISTURBS 5K SF IMPERV.
REVIEW PLANNER:		AFFORDABLE HOUSING	APPEAL

NOTE TO APPLICANTS: In the column marked "Submitted - No" you will find certain items marked with an "X", which are the items determined to be deficient as per the requirements of the Jersey City Land Development Ordinance. If you request a waiver, you shall supply detailed reasons for the request. Some items may be hyperlinked to aide you in finding information and documents.

	SUBMITTED			WAIVER REQ'D	STAFF REMARKS
	YES	NO	N/A		
I. FORMS AND AFFIDAVITS					
1. General Development Application	X				
2. Affidavit of Submission	X				
3. Affidavit of Ownership	X				
4. Affidavit of Performance			X		
5. 10% Ownership Disclosure Form	X				2 Violations attached
6. Certificates of tax, payroll, & water bills paid					
7. Letter of Rejection from Zoning Officer	X				
8. Application Fees					
a) Initial Deposit	X				
b) Full Application Fee (upon staff review)					
c) Proof of payment / copy of receipt					
9. Demolition Determination Memo			X		
10. Determination of Significance Memo			X		
11. Affordable Housing Checklist Form			X		
12. Utility / Infrastructure / Refuse Form			X		

II. NOTICE / PROOF OF SERVICE					
1. Sample Notice (due at initial submission)	X				
2. Certified 200-foot list of owners (no more than 3 months old)	X				
Notice Packet - following must be submitted at least three (3) business days prior to the hearing:					
3. Certified Mail Receipts - Postal form 3877 will also be accepted, provided that the addresses are arranged in the same order as the certified list). RETURN RECEIPT POSTCARDS OR RECEIPTS NOT IN THE ABOVE FORMAT WILL NOT BE ACCEPTED AND YOUR ITEM WILL BE ADJOURNED AND RENOTICING WILL BE REQUIRED.					
a) Mount on 8.5x11 bound paper					
b) Six receipts to a page					
c) Arrange in the same order as the certified 200-foot list.					
4. Affidavit Proof of Service					
5. Affidavit of Publication					
6. Digital Notice Packet including Notice and Certified 200-foot list combined into one PDF					

	SUBMITTED			WAIVER REQ'D	STAFF REMARKS
	YES	NO	N/A		
III. REVIEW COORDINATION					
1. Review Agent Sets (upon staff request)				X	
2. Application filed with Historic Preservation				X	
3. Indication of review/approval by NJDEP, Army Corps of Engineers, and JC Environmental Commission			X		
4. Indication if property contains a right-of-way Preservation area per Map 4.4-1 of the JC Master Plan Circulation Element			X		
5. Digital Submission in PDF format of application documents and any revisions	X				
a) Revisions shall be dated and called out on plans and/or accompanied by a change narrative to be coordinated with staff					
b) Digital Submission of Distribution Set transmitted to staff prior to a hearing. DEADLINES ARE SET BY THE BOARDS ON THEIR ADOPTED AGENDAS					

IV. SUPPORTING REPORTS AND DOCUMENTS					
1. Current color photos of site and all structures at grade (no streetview permitted)	X				
2. Stormwater Management Report			X		
3. Traffic Assessment Report			X		
4. Shadow Study			X		
5. Visual Impact Assessment			X		
7. Green Area Ratio (GAR) Table			X		
8. Principal Points Statement relative to variance(s) as per NJSA-40:55D-70(c) and (d) or per as per NJSA 40:55D-70(a) or (b)					To be provided
9. Historic Preservation Report			X		
10. Survey of subject site and adjacent lots		X			New Survey ordered
a) signed and sealed					
b) block and lot numbers and address					
c) metes and bounds description					
d) existing and proposed easements					
e) showing existing and neighboring structures and windows with setback dimensions					
f) showing topography					

	SUBMITTED			WAIVER REQ'D	STAFF REMARKS
	YES	NO	N/A		
V. ARCH AND CIVIL PLAN REQUIREMENTS					
1. Architectural Plans			X		
2. Civil Engineering Plans			X		
3. Signature(s) and Seal(s) of Licensed Engineer and Architect in New Jersey on all pages			X		
4. A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application			X		
5. Scale shall be at least 1"=20' for tracts up to 40 acres, or 1"=50' for tracts over 40 acres			X		
6. Sheet size: 8.5x13", 15x21", 24x36", 30x42"			X		
7. The following shall be on all plans:			X		
a) Tax Block, lot numbers and address of site					
b) Dates of drawings and revisions, if any					
c) Graphic Scale					
d) Project Title					
e) North Arrow					
8. Zoning Table (contrasting existing standards in the zone or general LDO requirements with proposed site details as listed below, with variances clearly noted). One or more tables per plan set to be located on the first numbered drawing. Table(s) shall be large and legible.		X			
a) Density					
b) Height in feet and stories					
c) Floor Area Ratio					
d) Setbacks, Stepbacks, and Buffer Areas					
e) Car Parking (# of spaces, dimensions, use)					
f) Bike Parking (# of spaces, location, use)					
g) Loading (# of berths and dimensions)					
h) Access (i.e. curbcut # and width)					
i) Signage (number, size, type, material)					
j) Landscaping and street trees					
k) Lot coverage					
l) Building coverage					
m) Lot area in square feet					
n) Lot dimensions					
o) Gross floor area, total and by use					
p) Design standards					
q) Bonus provisions					
r) Residential unit mix, sizes and averages					
9. Site plan, including all proposed structures and building footprints, paved areas, curb cuts, and egress points. Site plans shall not include existing conditions to be removed.		X			Existing structure survey will be provided

10. Demolition Plan		X			
11. GAR details needed		X			
12. Floor plans with all room dimensions and sizes including cellar, basement plan and roof plan.		X			
13. Locations of all mechanical and other equipment		X			
14. Materials used in paved areas and walks and all other surface treatments.		X			
15. Materials used on facades, keyed with specifications and photo samples in color		X			
16. Lighting; wattage, location, height, attachment details, areas of diffusion		X			
17. Fences/walls: height, materials, width of internal details (e.g.: pickets), spacing of internal details.		X			
18. Refuse: location of trash and recycling room, number of bins, size of bins, removal path, refuse removal notes		X			
19. Signage: Lettering, dimensions, location, materials equipment, and lighting		X			
20. Recreation areas: location, square footage, materials, equipment and lighting		X			
21. Elevations of all façades indicating colors and materials and window dimensions		X			
22. Enlarged elevations of the first two floors, including details of windows, doors, signs, lighting, façade materials, etc. at 1/4" scale where appropriate		X			
23. Enlarged details of typical upper story windows, including dimensions, glazing details, sills and headers, projections, etc. at 1/4" scale where appropriate		X			
24. For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.		X			
25. Elevation of roof indicating heating, ventilation and air-conditioning equipment, communication equipment, and antennae specifying screening height, colors and materials.		X			
26. Utility connection points into proposed structures (eg: façade conduits, transformers) to be detailed on site plans and façade elevations.		X			
27. Circulation: parking spaces, dimensions, aisle widths, location of bike racks, car sharing, sidewalk details, ROW Improvements, etc.		X			
28. One illustrative site plan in color with legend (upon staff request).		X			

	SUBMITTED			WAIVER REQ'D	STAFF REMARKS
	YES	NO	N/A		
VI. ADDITIONAL PLAN REQUIREMENTS					
1. Location of project relative to adjacent properties and improvements, including encroachments					New survey ordered
2. Topographic data with existing and proposed elevations			X		
3. Top of curb and bottom of curb specifications			X		
4. Existing public rights-of-way with the existing and proposed utilities and service connections to the project showing pipe sizes, materials, lengths, rim and invert elevations for sewers, valves and other relevant information.			X		
5. Specify all existing conditions and structures in the adjacent public right-of-way, including but not limited to signposts, hydrants, street trees and tree pits, bus stops, etc.			X		
6. Proposed and exact location of above and below- ground utilities and amenities, including but not limited to traffic control poles, hydrants, street furniture, and signal boxes.			X		
7. Entrance to the project from public streets with curbs, drop curbs, aprons, and sidewalks.			X		
8. Storm system demand, strategy and design with drainage calculations and impact on existing drainage detailed in an Engineering Report, in compliance with the Stormwater Control Ordinance.			X		
9. Standards and details for curbs, wheel stops, walks, catch basins, trenches, street grade and intersections, pavement cross sections and profiles, traffic control and directional signs.			X		
10. Parking lot drainage			X		
11. Water service connections including valves, hydrants			X		
12. Proposed erosion control plan and method of control			X		
13. Water supply system demand, strategy and design			X		
14. Sanitary sewer system demand, strategy and design			X		

	SUBMITTED			WAIVER REQ'D	STAFF REMARKS
	YES	NO	N/A		
VII. SUBDIVISION REQUIREMENTS					
1. Signature and seal of map preparer, Licensed Land Surveyor in NJ on all pages			X		
2. Scale shall be a minimum of 1"=20' for tracts up to 40 acres and 1"=50' for tracts over 40 acres			X		
3. Sheet size shall be one of the following 8.5x13"; 15x21"; 24x36"; or 30x42"			X		
Plat details including:					
4. A key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the application. To be located on the first numbered drawing sheet			X		
5. Zoning Table - See V.5. above			X		
6. A definite point of beginning, referenced by adjacent lines			X		
7. Each boundary of the subdivision, shown by metes, bounds and bearings, indicated by magnetic, true north or relative bearing			X		
8. The lot area(s) of both the original and proposed lots			X		
9. Any right-of-way or other permanent easement existing on the property			X		
10. Any building line restrictions of record			X		
11. All property lines not to be changed shall be indicated by heavy solid lines			X		
12. All property lines to be changed shall be indicated by broken lines			X		
13. All new property lines shall be shown in heavy broken lines			X		
14. Tax block, lot number(s) and street addresses			X		
15. Dates of drawings and revisions, if any			X		
16. Graphic scale			X		
17. Project title			X		
18. North arrow			X		

VIII. IZO REQUIREMENTS					
1. Affordable Housing Checklist Form (See I.10 of this Checklist)			X		
The following items are required if the application triggers the Inclusionary Zoning Ordinance (IZO) and if less than 20% of onsite units are set aside as affordable housing. See Chapter 187 of the Municipal Code.					
2. Proof of Payment of the Fiscal Analysis Study Fee to the Approving Authority			X		
3. Approving Authority Determination Letter			X		

AFFIDAVIT OF SUBMISSION

I, the Applicant, certify that the statements and information on the submitted General Development Application (GDA) and the attached materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate Applicant and that I am authorized to sign the Affidavit of Submission for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect the subject property in conjunction with this application.

Address (Subject Property) : 85 Monitor Street

Block(s)/Lot(s): Block 19003, Lot 11

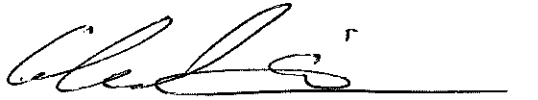
AA

A.A.

Initials of Applicant (must match GDA)

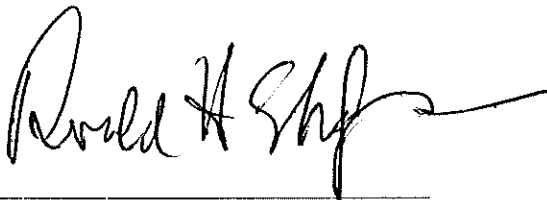


Applicant Signature



Property Owner Signature Authorizing Submission of the GDA if other than Applicant

Sworn to and subscribed before me this date July 21, 2022



Notary Public

**RONALD H. SHALJIAN
ATTORNEY AT LAW
STATE OF NEW JERSEY**

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, AHMED AMIN, MEMBER of full age, being duly sworn
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

124 West 34th Street, Bayonne, NJ 07002
(owner's address)

in the Town/City of Jersey City in the County
of Hudson and State of NJ is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City
aforesaid, and known and designated as:


85 Monitor Street
(property address)

Block: 19003	Lot(s): 11
Block:	Lot(s):
Block:	Lot(s):
Block:	Lots(s):

and that he/she authorizes N/A to
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said
application are true.


85 MONITOR STREET

By: 
(signature of owner) AHMED AMIN, MEMBER

Sworn to before me this

21 day of JULY 2022

Notary Public


RONALD H. SHALJIAN
ATTORNEY AT LAW
STATE OF NEW JERSEY

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: 85 Monitor Street
Jersey City, NJ 07305
Block(s): 19003
Lot(s): 11

Applicant: 85 Monitor LLC Owner: 85 Monitor LLC

Applicant's Address: 124 West 34th Street
Bayonne, NJ 07002
Owner's Address: 124 West 34th Street
Bayonne, NJ 07002

Entity/Individual	Address	Ownership Interest (%)
Ahmed Amin	124 West 34th Street Bayonne, NJ 07002	99%
Badria Ellatar	124 West 34th Street Bayonne, NJ 07002	1%

Please attach additional sheet(s) if necessary.

AFFIDAVIT OF PERFORMANCE

I, 85 Monitor LLC

(Property Owner/Architect/Engineer)


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

Adjustment [cross out inapplicable Board] for property at

85 Monitor Street;

Block(s) 19003, Lot(s) 11

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


(Property Owner ~~XXXXXXXXXXXX~~)

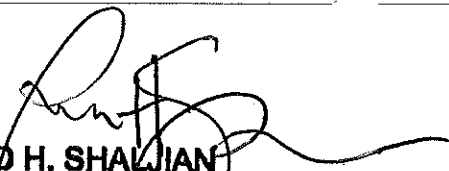
Sworn before me this

21st

day of JULY

, 20 22

Notary Public


DONALD H. SHALJIAN
ATTORNEY AT LAW
STATE OF NEW JERSEY



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

July 20, 2022

PROPERTY LOCATION OF APPLICATION: 85 Monitor Street

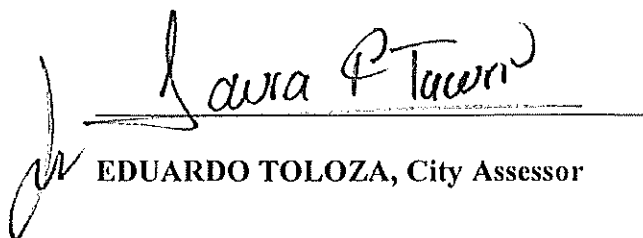
BLOCK(S): 19003 LOT(S): 11

**NAME OF APPLICANT: Ronald H. Shaljian, Esq.
Schumann Hanlon Margulies, LLC
30 Montgomery Street, Suite 990
Jersey City, NJ 07302**

APPLICANT'S TELEPHONE #: (201) 451-1400

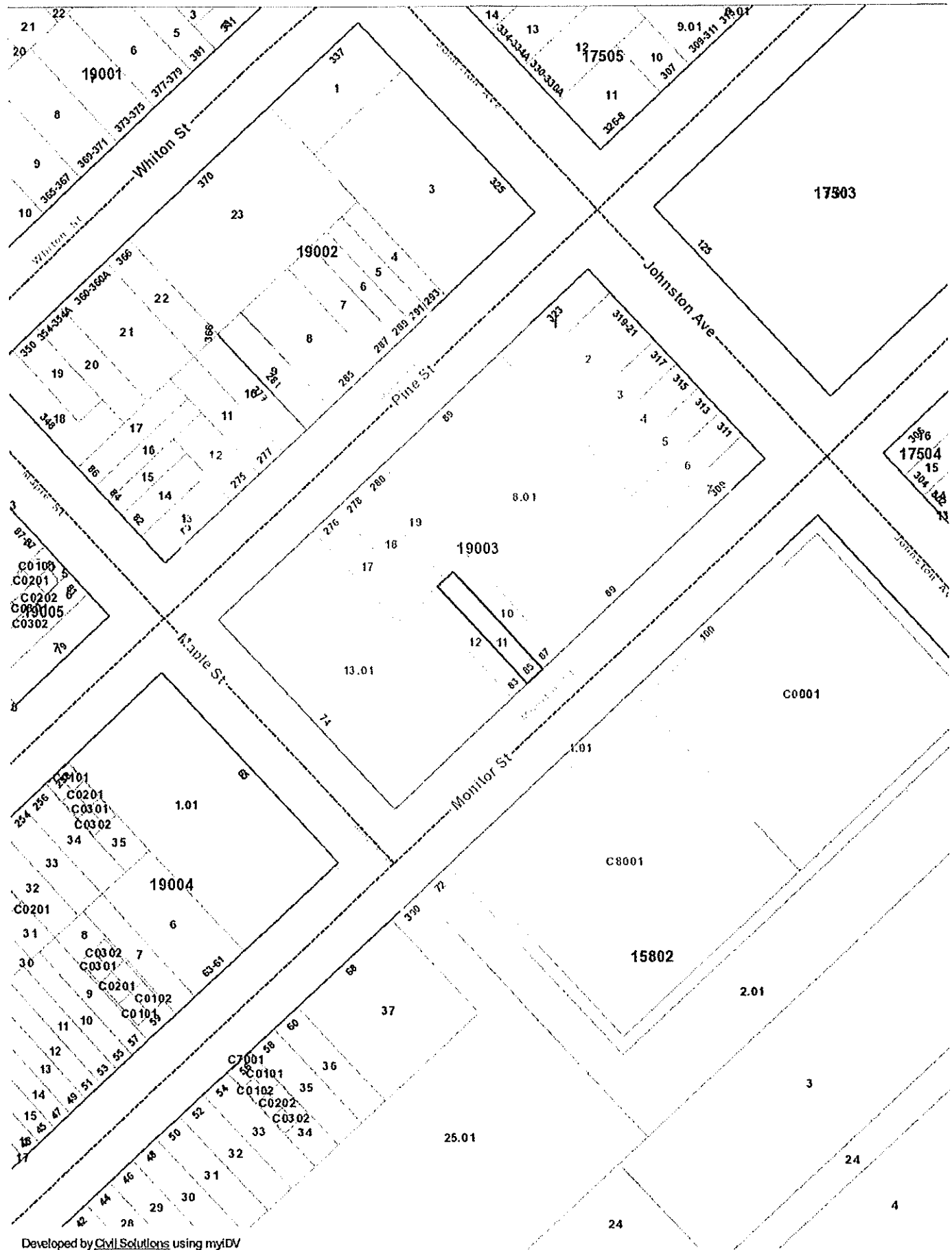
Pursuant to your request, attached herewith is a list of properties located within 200-foot radius of the above-captioned property. This list contains the owner's name, mailing address, block, lot and property location as reflected on the most recent Assessor's Tax List.

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 19003 - Lot 11

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

Property Location: 85 Monitor Street

Date: July 20, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
15802	1.01		100 MONITOR ST.	100 MONITOR COMMERCIAL UNIT LLC	50 WASHINGTON ST.	HOBOKEN, NJ	07030
15802	1.01	C0001	295 JOHNSTON AVE.	100 MONITOR ST. LLC	50 WASHINGTON ST.	JERSEY CITY, NJ	07030
15802	1.01	C8001	100 MONITOR ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07231
15802	2.01		72 MONITOR ST.	MAPLE STREET ROW LLC	50 WASHINGTON ST.	HOBOKEN, NJ	07030
15802	25.01		300 COMMUNIPAW AVE.	FOUNDRY CONDOMINIUM ASSOCIATION	300 COMMUNIPAW AVE.	JERSEY CITY, NJ	07304
19002	5		291 PINE ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J.	07302
19002	6		289 PINE ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J.	07302
19002	7		287 PINE ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
19002	8		285 PINE ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, N.J.	07302
19002	9		281 PINE ST.	PINE STREET ENTERPRISES, L.L.C.	279 PINE STREET	JERSEY CITY, N.J.	07304
19002	10		279 PINE ST.	PINE STREET ENTERPRISES, L.L.C.	279 PINE STREET	JERSEY CITY, N.J.	07304
19002	11		277 PINE ST.	NUNEZ, JUAN	277 PINE ST.	JERSEY CITY, N.J.	07305
19002	12		275 PINE ST.	R SQUARE REALTY LLP.	109 MERCER ST.	HIGHTSTOWN, NJ	08520
19002	13		80 MAPLE ST.	R SQUARE REALTY LLP.	109 MERCER ST.	HIGHTSTOWN, NJ	08520
19002	14		82 MAPLE ST.	HONG, DONALD	10 JEWETT AVE.	JERSEY CITY, N.J.	07304
19003	1		323 JOHNSTON AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST. S-30	JERSEY CITY, NJ	07302
19003	2		319-21 JOHNSTON AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST. S-30	JERSEY CITY, NJ	07302

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
19003	3		317 JOHNSTON AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST. S-30	JERSEY CITY, NJ	07302
19003	4		315 JOHNSTON AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST.S-30	JERSEY CITY, NJ	07302
19003	5		313 JOHNSTON AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST. S-30	JERSEY CITY, NJ	07302
19003	6		311 JOHNSTON AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST. S-30	JERSEY CITY, N.J.	07302
19003	7		309 JOHNSTON AVE.	JERSEY CITY REDEVELOPMENT AGENCY	66 YORK ST. S-30	JERSEY CITY, NJ	07302
19003	8.01		89 MONITOR ST.	FDAD MAPLE, LLC.	1 HENDERSON ST.	HOBOKEN, NJ	07030
19003	10		87 MONITOR ST.	AMIN, ABDELHAMED & ELATTAR, BADRIA	124 WEST 34TH ST.	BAYONNE, N.J.	07002
19003	12		83 MONITOR ST.	83 MONITOR ST. DEVELOPMENT JC., LLC	318 VARICK ST.,#1	JERSEY CITY, NJ	07302
19003	13.01		74 MAPLE ST.	74 MAPLE OWNER, LLC C/O CAPITAL MGT	44 MORTON ST., FL. 2	NEW YORK, NY	10014
19003	17		276 PINE ST.	UEMURA, TARO & FEI, YANYANG	276 PINE ST.	JERSEY CITY, NJ	07304
19003	18		278 PINE ST.	LIBERTY ST HOLDINGS, LLC.	4 TREMONT TERR.	LIVINGSTON, NJ	07039
19003	19		280 PINE ST.	GND PINE ST HOLDINGS II,LLC	17 FOUR COLUMNS DR	MORGANVILLE, NJ	07757

SCHUMANN HANLON
MARGULIES LLC ATTORNEYS AT LAW
founded in 1850 as Scudder & Gilchrist and
1923 as Brigadier & Margulies

RONALD H. SHALJIAN
rshaljian@shdlaw.com
*Member New Jersey and New York Bar

30 MONTGOMERY STREET, STE 990
JERSEY CITY, NJ 07302
(201) 451-1400 (PHONE)
(201) 432-3103 (FAX)

July 20, 2022

City Tax Collector
280 Grove Street
City Hall, Room 101
Jersey City, NJ 07302

Re: 85 Monitor Street
Block 19003, Lot 11

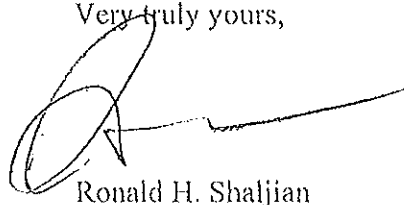
Dear To Whom it May Concern:

Enclosed please find the request for verification of tax payments for the above property.

Also please find a check for your fee in the amount of \$5 made payable to the Jersey City Tax Collector.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to be 'R. Shaljian', with a long horizontal flourish extending to the right.

Ronald H. Shaljian

RHS/sjp
Enclosures

PAYMENT OF TAXES

Every application submitted to the Planning Board or Zoning Board of Adjustment shall be accompanied by verification of tax payments or balance due for the property which is the subject of such application. This verification must be obtained from the City Tax Collector.

TO: CITY TAX COLLECTOR, CITY HALL, ROOM 101

FROM:

APPLICANT Ronald H. Shaljian, Esq.

30 Montgomery Street, Suite 990

Jersey City, NJ 07302

PROPERTY IN QUESTION 85 Monitor Street

Jersey City, NJ 07305

Block 19003 Lot 11

Please provide notice that no taxes or assessments are due on the above referenced property or indicate the balance due. This request is in conjunction with my application before the Planning Board or Zoning Board of Adjustment.

There is a \$5.00 per lot fee for this request.

IMPORTANT

This form is to be forwarded to the City Tax Collector ONLY. It is not to be returned to the Board Secretary unless the property is tax exempt.

SCHUMANN HANLON MARGULIES LLC

ATTORNEY BUSINESS ACCOUNT
30 MONTGOMERY STREET, SUITE 900
JERSEY CITY, NJ 07302

CAPITAL ONE, N.A.

50-791/214

15232

7/20/2022

PAY TO THE ORDER OF City of Jersey City

\$ **5.00

Five and 00/100*****

DOLLARS

MEMO 91-22296-02 85 Monitor, LLC



John H. Shafar

⑈015232⑈ ⑆021407912⑆705 72 64572⑈

SCHUMANN HANLON MARGULIES LLC
City of Jersey City

7/20/2022

15232

5.00

Schumann Hanlon Tru 91-22296-02 85 Monitor, LLC

5.00

SCHUMANN HANLON MARGULIES LLC
City of Jersey City

7/20/2022

15232

5.00

Schumann Hanlon Tru 91-22296-02 85 Monitor, LLC

5.00

FACSIMILE TRANSMISSION

From the desk of...

RONALD H. SHALJIAN, ESQ.
SCHUMANN HANLON, LLC
30 MONTGOMERY STREET, SUITE 990
JERSEY CITY, NEW JERSEY 07302
Phone: 201-451-1400
Fax: 201-432-3103

TO: United Water of Jersey City

FAX #: 201-656-8383

SUBJECT: BLOCK 19003, LOT 11
85 Monitor Street, Jersey City, NJ 07305

DATE: July 20, 2022

PAGES: 2 INCLUDING THIS COVER SHEET

COMMENTS: Please see the attached.

CONFIDENTIALITY NOTICE

The information contained in this facsimile message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of the message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this telecopy is strictly prohibited. If you have received this telecopy in error, please notify us immediately by telephone so that we can arrange to return the original document to us at no cost to you. Thank you.

If you do not receive all of the pages indicated, please call us at the above number, extension 214.

 X

Original will be sent by regular mail.
Original will be sent by overnight/hand delivery.
No original will be sent.

SCHUMANN HANLON
MARGULIES LLC ATTORNEYS AT LAW
founded in 1850 as Scudder & Gilchrist and
1923 as Brigadier & Margulies

RONALD H. SHALJIAN
rshaljian@shdlaw.com

30 MONTGOMERY STREET, STE 990
JERSEY CITY, NJ 07302
(201) 451-1400 (PHONE)
(201) 432-3103 (FAX)

July 20, 2022

VIA FACSIMILE

United Water, Jersey City
25 Troy Street
Jersey City, NJ 07306

Re: Water Clearance Certificate request
Applicant: 85 Monitor, LLC
Property: 85 Monitor
Block 19003 Lot 11

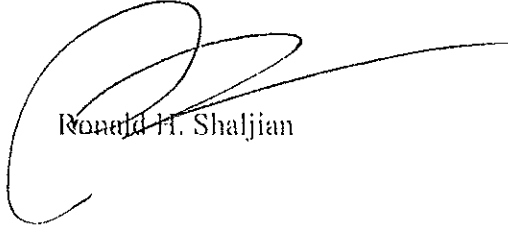
Dear Sir/Madam:

We are attorneys for the above Applicant. Enclosed please find a request for the Water Clearance Certificate for the above referenced properties. Kindly provide a Water Clearance Certificate verifying water bill payments made or balance due for the above properties.

Kindly mail your response to the undersigned at the above address.

Thank you.

Very truly yours,


Ronald H. Shaljian

RHS/sjp
Enclosures

Verification of Payment of Water Bill

RE: 85 MONITOR STREET, JERSEY CITY, NJ 07305
BLOCK 19003
LOT 11

All applications submitted to the Planning Board or Zoning Board of Adjustment shall be accompanied by a **Water Clearance Certificate**. A request for a Water Clearance Certificate can be obtained from United Water -- **METER OFFICE**, at no charge, by phone, fax or mail. All mailed requests must contain a self-addressed/stamped envelope for the return of the certificate.

United Water of Jersey City
25 Troy Street
Jersey City, N.J. 07306
Ph: (201) 420-6592
Fax: (201) 656-8383
Hours of Operation:
8:00-12:00 PM and 1:00-4:30 PM

NOTICE OF HEARING

Please be advised that an Application(s) for: Appeal in accordance with NJS 40:55D70(b) of two (2) zoning violations:

- (1) Article V, Section 66, Paragraph A-2 (front yard landscaping) and
- (2) Article V, Section 70, Paragraph A-1 (front yard parking) and in the alternative, the necessary variances or deviations from the Morris Canal Redevelopment Plan or Jersey City Zoning Ordinance to continue front yard parking.

(State application(s) type and specify type of variance(s), if any)

And any other variance(s) the Board may deem as required, has been filed with the Jersey City

Zoning Board of Adjustment for property located at:
(Specify Planning Board or Board of Adjustment)

85 Monitor Street

(Number and Street Address)

Jersey City, NJ 07305

(City State Zip)

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

Block(s) 19003 Lot(s) 11

The purpose of this application is to: grant the necessary approvals to Applicant to continue to utilize the front yard at 85 Monitor Street for motor vehicle parking as historically done.

(Describe proposal)

Any person interested in this application will have the opportunity to address the Board at the meeting on

_____ at _____ 6:00p.m. _____ via Zoom,
 (Date of hearing) (Time: 5:30 pm Planning Board / 6:00 pm Board of Adjustment)

a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:	
Call-in Number and Webinar ID#:	

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,

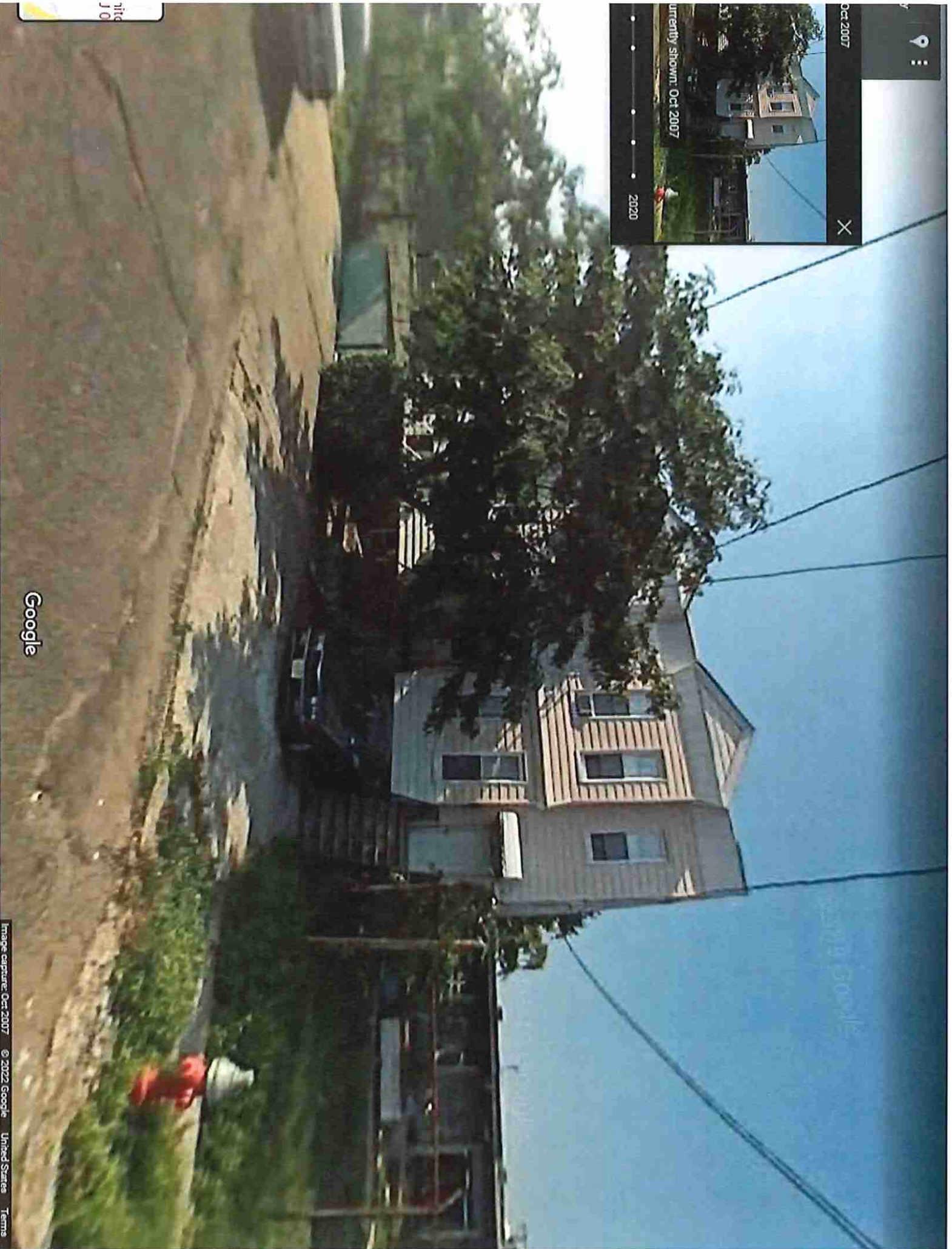
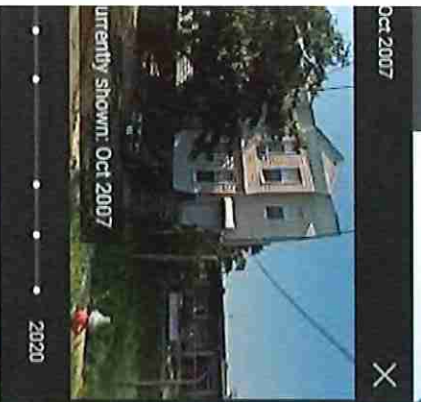
provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at jerseycitynj.gov/planning.

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.

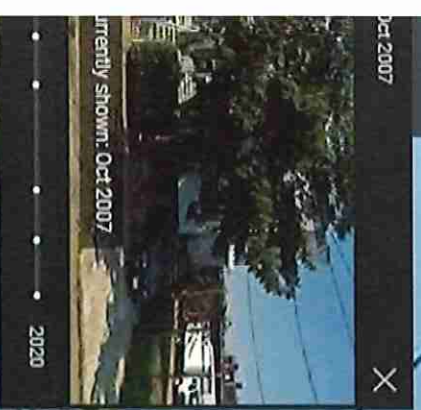
By: 85 Monitor LLC
Applicant (Please print name) By: Ronald H. Shaljian, Esq.

Signature





Google



Google