

Connell Foley LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

Patrick T. Conlon
Associate

July 14, 2020

VIA E-MAIL AND REGULAR MAIL

Attn: Tanya Marione, Director
Jersey City Division of Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: 177 Lembeck LLC
177 Lembeck Avenue
Block 28604, Lot 28
Application for Minor Site Plan Approval with “c” variances**

Dear Ms. Marione:

Please be advised this office represents 177 Lembeck LLC (the “Applicant”). Applicant is currently the contract purchaser of 177 Lembeck Avenue, also known as Block 28604, Lot 28 on the Official Tax Map of the City of Jersey City (the “Property”). The Property is located within the R-1 One and Two Family Housing Zoning District (“R-1 Zone”) and is subject to the requirements of the Jersey City Land Development Ordinance (the “JC LDO”).

The Property is an undersized 1,493.7 sf lot that is currently vacant. Applicant proposes to build a new three (3) story, two-family home with two (2) parking spaces inside a ground floor garage (the “Project”).

Please allow this letter to serve as Applicant’s request for Minor Site Plan approval. In conjunction with the Project, the Applicant is seeking the following variances:

- Front and rear yard setback must add up to 35 feet (5.87’ + 9.12’ = 15’ proposed);
- Rear yard setback (20’ minimum vs. 9.12’ proposed);
- Side yard setback (3’ one side, 2’ other side required vs. 3’ one side and 0’ other side proposed);

- Maximum building coverage (60% required vs. 65.4% proposed); and
- Minimum garage size (13' x 44' required vs. 17' x 23.4' proposed).

The Applicant is further seeking any variances or additional approvals, permits, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time) or determined to be necessary during the review and processing of this application.

Please find attached the following as a supplement to the above-referenced requests:

1. Two (2) General Development receipts;
2. One (1) original completed and executed General Development Application (the "Application");
3. One (1) set of architectural and civil site plans prepared by Hampton Hill Architecture (Min W. Kil, RA) dated January 25, 2020 containing 10 pages including Property pictures for your review;
4. One (1) copy of a draft notice to be distributed by mail and posted within the Jersey Journal pursuant to N.J.S.A. 40:55D-12;
5. Principal Points Statement;
6. One (1) copy of affidavit of performance;
7. One (1) copy of affidavit of ownership;
8. One (1) ownership disclosure statement;
9. One (1) check in the amount of two hundred and fifty dollars (\$250.00) made payable to Precision Reporting;
10. One (1) check in the amount of one hundred and fifty dollars (\$150.00) made payable to the City of Jersey City as a deposit for Application review.

Please note that the following will be submitted under separate cover: additional Site Plans to comply with the requirements of the General Development Application Checklist; letter of rejection from the City Zoning Officer; Certificate of Taxes Paid; an affidavit pursuant to N.J.S.A. 40:55D-12; affidavits of ownership and performance, and the remaining application balance will be submitted under separate cover. Applicant requests waivers from the Checklist Requirement to provide a Certificate of Water Bills Paid. If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Respectfully,



Patrick T. Conlon

PTC/
Enclosures

DIVISION OF CITY PLANNING
1 Jackson Square
JERSEY CITY, NJ 07302
TEL: 201.547-5010
FAX: 201.547.4323

Receipt of Documents

This will serve to confirm that on, July 14, 2020, the Division of City Planning was in receipt of documents filed by Patrick T. Conlon, for:

**Application for “c” variance approval
177 Lembeck Avenue
Block 28604, Lot 28**

The land use review staff of the Division will review this submission for compliance with the City's requirements under the Zoning Ordinance and other applicable ordinances.

You will be notified within 45 days of the date listed above if the documents provided constitute a valid application. You will also be notified within this time period of the planning and zoning issues staff believes are relevant to the proposed Project, as well as our proposed recommendations to the Planning Board or Zoning Board of Adjustment.

We endeavor to reduce the statutorily allowed 45 day review period to the absolute minimum we need to certify the validity of your submittal. Please be informed that pursuant to N.J.S.A. 40:55D-10.3., and Chapter 345-22 through 345-25 of the Jersey City Code; your case cannot and will not be scheduled for a hearing date until the documents are determined to be a valid application and it is deemed complete by the Director of the Division of City Planning. **Please do not advertise or mail notice for a public hearing on this case until you are given a calendar date for the hearing by this office.** Mailing such notice without a scheduled date only serves to confuse and sometimes anger the members of the public who receive such notices.

If there are any questions in this regard, please direct them to the following personnel:

Planning Board: Matt Ward, 201-547- 5010

Zoning Board of Adjustment, Tanya Marione, 201-547-5488

If there are any problems or complaints about the manner in which your application is being processed, please direct your call to Maryann Buccic-Carter, Supervising Planner at 547-4499.

Signature of Staff Member Receiving Documents: _____

Signature of Person Filing Documents: _____


Patrick T. Conlon, Esq.

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE SECURITY FEATURES

TOVASTE MANAGEMENT, LLC
555 SECAUCUS ROAD
SECAUCUS, NJ 07094

INVESTORS BANK
130 WASHINGTON AVENUE
CARTERET OFFICE
CARTERET, NJ 07008
55/7203/2212

2588

PAY TO THE
ORDER OF CITY OF JERSEY CITY.

5/8/2020

\$ **150.00

One Hundred Fifty and 00/100*****

DOLLARS

CITY OF JERSEY CITY.



[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO: 177 LEMBECK AVE

⑆002588⑆ ⑆22227203⑆ 74990121⑆

TOVASTE MANAGEMENT, LLC
CITY OF JERSEY CITY.

2588

Date 5/8/2020
Type Reference Bill 177 LEMBECK AVE

5/8/2020

Original Amt. 150.00

Balance Due 150.00

Discount

Payment 150.00

Check Amount 150.00

INVESTORS - 749901 177 LEMBECK AVE

150.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 13 SECURITY FEATURES

TOVASTE MANAGEMENT, LLC
555 SECAUCUS ROAD
SECAUCUS, NJ 07094

INVESTORS BANK
130 WASHINGTON AVENUE
CARTERET OFFICE
CARTERET, NJ 07008
55/7203/2212

2589

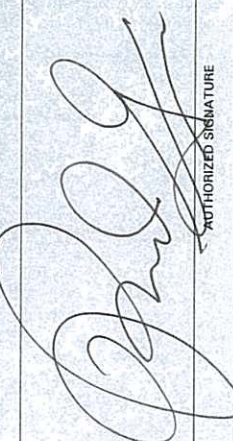
PAY TO THE
ORDER OF **PRECISION REPORTING SERVICES**

5/8/2020

\$ **250.00

Two Hundred Fifty and 00/100***** DOLLARS

PRECISION REPORTING SERVICES
405 THIRD STREET
JERSEY CITY, NJ 07302



MEMO: 177 LEMBECK AVE JC

AUTHORIZED SIGNATURE



⑈002589⑈ ⑆2227203⑆ 749901214⑈

TOVASTE MANAGEMENT, LLC
PRECISION REPORTING SERVICES

2589

Date 5/8/2020
Type Reference
Bill 177 LEMBECK AVE

5/8/2020

Payment
250.00

Discount

Balance Due
250.00

Original Amt.
250.00

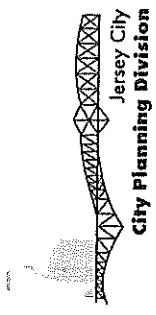
Check Amount

INVESTORS - 749901 177 LEMBECK AVE JC

250.00



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



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

THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

Intake Date:

Application No.

Date Validated as an Application for Development:

Date Deemed Complete:

1. **SUBJECT
PROPERTY**

Address: 177 Lembeck Avenue Block & Lots: 28604/28

Ward: A

2. **BOARD
DESIGNATION**

Planning Board

Zoning Board of Adjustment

3. **APPROVALS
BEING SOUGHT**

<input type="checkbox"/> Conceptual Plan/Informal Review	<input checked="" type="checkbox"/> "c" variance(s)/Deviation	<input type="checkbox"/> "A" appeal
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> (d) variance(s): use, density, etc.	<input type="checkbox"/> Waiver of Site Plan Requirements
<input type="checkbox"/> Preliminary Major Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ("B" appeal)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Other (fill in)

4. **PROPOSED
DEVELOPMENT**

Name & Nature of Use (describe project)

Applicant proposing construction of a new three (3) story two (2) family dwelling with two (2) parking spaces.

5. **VARIANCE/
DEVIATION
NOTES**

Sections of the Land Development Ordinance or Redevelopment Plan from which relief is requested (List Variances/Deviations):

Front and rear yard setback; side yard setback; maximum building coverage; minimum garage size

Applicant's reasons for the Planning Board or Board of Adjustment to grant relief:

The benefits outweigh any substantial detriments; see Principal Points statement for further reasoning.

6. **APPLICANT**

177 Lembeck LLC
Applicant's Name

555 Secaucus Road
Street Address

Phone _____ Fax _____

Secaucus New Jersey 07094
City State Zip

e-Mail address _____

7. OWNER

Chandiram Dadlani
Owner's Name
Phone _____ Fax _____

20 Birch Street
Street Address
Jersey City NJ 07305
City State Zip

e-mail address

8. APPLICANT'S ATTORNEY

Charles J. Harrington III
Attorney's Name
Connell Foley LLP
Firm's Name
201-521-1000
Phone _____ Fax _____

185 Hudson Street, Suite 2510
Street Address
Jersey City NJ 07311
City State Zip
charrington@connellfoley.com
e-mail address

9. PLAN PREPARERS

Engineer's Name & License Number
Firm's Name
Phone _____ Fax _____

Street Address
City State Zip

e-mail address

Surveyor's Name & License Number
Firm's Name
Phone _____ Fax _____

Street Address
City State Zip

e-mail address

TBP

Planner's Name & License Number
Firm's Name
Phone _____ Fax _____

Street Address
City State Zip

e-mail address

Min W. Kil, 21A1019B85300

Architect's Name & License Number

HamptonHill Architecture

Firm's Name

201-401-0954

Phone _____ Fax _____

346 Virginia Avenue

Street Address

Jersey City NJ 07304

City State Zip

mnaval2@comcast.net

e-mail address

10. SUBJECT PROPERTY DESCRIPTION

Site Acreage (square footage and dimensions):
 1493.7 sf 25 x 60 (dimensions)
 Zone District(s): R-1 one and two family housing

Present use: vacant land
 Redevelopment Area: _____
 Historic District: n/a

Check all that apply for present conditions:
 Conforming Use
 Conforming Structure
 Vacant Lot
 Non-Conforming Use
 Non-Conforming Structure

What is your FEMA flood zone and base flood elevation (BFE)?:
 zone x-area of minimal flood hazard

Check all that Apply:
 Application for a new building on undeveloped tract
 Application for new use of existing building
 Application for use of a portion of a building

Is the subject building or property on the list of properties eligible for the Historic Register?
 yes no

Is demolition proposed? yes no If yes, is building 150+ years old? yes age: _____ no

Number of New Buildings: 1

Height table:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Building	N/A	N/A	3	30'
Addition/Extension				
Roofop Appurtenances				
Accessory Structures				

Square Footage of applicable building(s) for this project by use:	
Residential	2442 sf
Retail	0 sf
Office	0 sf
Industrial	0 sf
Parking Garage	489 sf
Other	0 sf
TOTAL:	2931 sf

Number of dwelling units (if applicable):	
Studio	0 units
1 bedroom	0 units
2 bedroom	1 units
3 bedroom	1 units
4+ bedroom	0 units
TOTAL:	2 units

Number of lots before subdivision:	N/A
Number of lots after subdivision:	N/A

% of lot to be covered by buildings:	65.4	%
% of lot to be covered by buildings & pavement:	83.3	%
Gross floor area (GFA):	2931	sf
Floor Area Ratio (FAR):	1.96:1	

Number of parking spaces & dimensions: number: 2 / Dimensions: 8'x23'
 Number of loading spaces & dimensions: number: N/A / Dimensions: N/A

11. PARKING & SIGNAGE

Number of Signs: N/A
 Height of monument and/or pylon signs: N/A

12. INFRA-STRUCTURE

WATER	
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the existing water service have a curb stop?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there existing combined fire/domestic service?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there existing domestic service only?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is new water service being proposed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there new combined fire/domestic service?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is there new domestic service only?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
SEWER	
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will there be sewer curb cleanout?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are minimum slope requirements satisfied as per National Standard Plumbing Code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is new sewer service proposed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are storm drains proposed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are any new streets or utility extensions proposed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
MISC	
Are existing streets being widened	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are utilities underground	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is site in a flood plain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is soil removal or fill proposed? If yes, specify total in cubic yards.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ^{-60 cy}
Are any structures being removed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the application for additional buildings and/or improvements to a tract having existing buildings and/or improvements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within 200 feet of an adjacent municipality? If yes, which?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Municipalities:	
Is the property on a County Road?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there deed restrictions, covenants, and/or easements affecting the tract? If yes, attach 2 copies.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any performance guarantees and/or maintenance agreements with the City Council? If yes, attach 2 copies.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

13. TYPE OF DEVELOPMENT

REQUIRED FOR ALL DEVELOPMENT APPLICATIONS

	Total number of new residential units created	Total number of affordable housing units* created	Total number of residential units demolished
New structure containing residential units	2	0	0
Conversion from a non-residential structure to a structure containing residential units	0	0	0
Conversion from market rate housing units to NJ COAH defined affordable housing units	0	0	0

* According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

	Moderate Income	Low Income	Very Low Income	Age Restricted	Rental Units
Number of affordable housing units created*	0	0	0	0	0

* According to NJ COAH definitions at N.J.A.C. 5:94 et seq.

Use Group Description	Gross Floor Area of New Construction	Gross Floor Area of Demolition
(These descriptions are pursuant to NJ Council on Affordable Housing N.J.A.C. 5:94 Appendix E, and are for the sole purpose of calculating affordable housing obligation.)	0	0
B: Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	0	0
M: Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	0	0
F: Factories where people make, process, or assemble products. F use group includes F1 and F2.	0	0
S: Storage uses. Includes warehouses, parking garages, and lumberyards. S group includes S1 and S2.	489 sf	0
H: High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	0	0
A1: Assembly uses including concert halls and TV studios.	0	0
A2: Assembly uses including casinos, night clubs, restaurants and taverns.	0	0
A3: Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums, but excluding houses of worship	0	0
A4: Assembly uses including arenas, skating rinks and pools.	0	0
A5: Assembly uses including bleachers, grandstands, amusement park structures and stadiums	0	0
E: Schools K – 12	0	0
I: Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	0	0
R1: Hotels, motels and dormitories	0	0
U: Miscellaneous uses. Fences, tanks, sheds, greenhouses, etc.	0	0

14. APPROVAL HISTORY

List all past approvals, denials, appeals, or other activity for the subject property. Check here if none
 If there are previous approvals, attach 2 copies of the approving resolution.

	CITY JOB/CASE NUMBER	APPROVED	DENIED	DATE
Subdivision		<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan		<input type="checkbox"/>	<input type="checkbox"/>	
Variance(s)		<input type="checkbox"/>	<input type="checkbox"/>	
Building Permit		<input type="checkbox"/>	<input type="checkbox"/>	

15. FEES
 (see attached fee schedule)

STAFF CALCULATIONS ONLY	
Subdivision	\$
Site Plan	\$
Variance(s)	\$
TOTAL DUE	\$
Amount Paid	\$
BALANCE DUE	\$

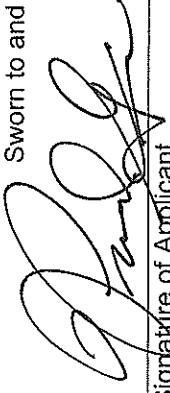
16. ATTACHMENTS

Please Attach the required additional forms and information, if applicable (see attached FORMS and CHECKLISTS)


17. CERTIFICATION

I certify that the foregoing statements 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 application for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect my property in conjunction with this application.

Sworn to and subscribed before me this date May 7 2020


 Signature of Applicant

GABRIELA A. FLORES
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires March 1, 2024.


 Notary Public

Property Owner Authorizing Application if other than Applicant

18. CONTACT

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

Principal Points Statement

177 Lembeck Avenue
Block 28604, Lot 28
Jersey City, NJ

A development application has been filed for the above noted property with the Jersey City Zoning Board of Adjustment for variance approval pursuant to NJSA 40:55d-70.c. The purpose of this application is to construct a new three (3) story two family residential building and two (2) ground floor interior parking spaces with regard to the property located at 177 Lembeck Avenue, Jersey City, New Jersey, and which is also identified on the Jersey City tax maps as Block 28604, Lot 28 (“Property”). The Property is located within the R-1 One and Two Family Housing Zoning District (“R-1 Zone”). The proposed development is a permitted use. Two family buildings are a permitted principal use. Off-street parking is a permitted accessory use. The Property is currently vacant.

The Property is a pre-existing undersized lot. Lot 28 is 1,493.7 sf with a width of 25’ and a depth of 60’. A conforming lot in the R-1 Zone is 2,500 sf.

As part of this application, the Applicant is seeking “c” variances:

1. Minimum rear and front yard setback (where front plus rear must be greater than 35’ and the total front plus rear yard setback proposed is 15’);
2. Minimum rear yard setback (9.12’ proposed vs. 20’ required);
3. Minimum side yard setback (3’ and 0’ provided vs. 2’ one side, 3’ other side, but 0’ if adjacent property has 0’ side yard required)
4. Maximum building coverage (65.4% proposed vs. 60% maximum)
5. Garage Dimensions (17’ x 23’—5” proposed vs. 13’x44’ required).

Bulk Variances: The exceptional shallowness and undersized nature of the lot affects the ability to develop on this Property. Currently the Property is vacant. The R-1 Zone requires that minimum lot sizes shall be 25 x 100 feet. The R-1 Zone provides that existing lots of record are considered conforming. Since this is an existing lot of record, the Property may be developed. However, the under-sized lot prevents the Applicant from conforming with some bulk requirements of the R-1 Zone. This undersized lot is a hardship.

The Project conforms with the front yard setback requirements by matching the predominant front yard setback on the block, which in this case is a 5.87" setback. The Project provides a 9.12' rear yard set back. The Applicant is requesting a variance to permit the rear yard setback and to permit the combination of the front and rear yard setbacks to be less than 35'. A typical building in the R-1 Zone is 65' deep, where this building is only proposed to be 45' deep. The Applicant made reasonable efforts to conform with the setback requirements. However, the shallowness of the lot makes it nearly impossible to conform with the rear yard and combined front and rear yard setback requirement.

As for the side yard setback, the Applicant is providing a 3' setback on one side and a 0' setback on the other side. The 3' side yard setback is conforming. On the side of the Property where a 0' setback is provided, the neighboring lot is vacant. This is the side that requires a variance. Since the neighboring lot is vacant, the 0' side yard setback will not create any detriments. If that lot were to be developed in the future, it will be permitted to build with a 0' side yard setback as of right. This will prevent the side yard setback from causing any negative consequences.

The Applicant is also seeking a variance for maximum building coverage. The proposed building will cover 65.4% of the lot, where 60% coverage is the maximum permitted. This variance is required because of the undersized nature of the lot. Given the size of the lot, the requested variance is minimal. The proposed building is much smaller than the average building in the R-1 Zone. The Applicant would have major hardship constructing a building here that conformed with the required building coverage. The benefits of having a two family building replace a vacant lot in the R-1 Zone outweigh any detriments caused by the building coverage variance.

Granting these variances would advance the purposes of the R-1 Zone and the Jersey City Master Plan by putting a two-family residential building onto a lot which currently contains a non-conforming vacant lot, but is zoned for one and two-family residential uses. The granting of this variance would not substantially impair the purposes of the Redevelopment Plan or the Master Plan.

Further, the variances may be granted because the benefits of granting them outweigh any substantial detriments. The proposed Project would advance the purposes of the Municipal Land Use Law (“MLUL”), the Redevelopment Plan, and the Jersey City Land Development Ordinance (“JC LDO”) by replacing a non-conforming use with a residential development in a residential neighborhood. There are no substantial detriments. Therefore, the setback variances may be granted.

Garage Dimensions. The R-1 Zone does not require parking for a lot of this size. However, the Applicant has opted to provide one parking space to avoid adding another car to an already congested street-parking situation in this neighborhood.

The purposes of the JC LDO would be advanced by granting this variance. For lots of this size, no parking is required. The Applicant is electing to provide two off-street parking spaces. The required dimensions are based on a two-car garage on a 2,500 square foot lot. This lot is undersized, but the garage is an adequate size for two parking spaces. The width of the garage is conforming, and though the depth is less than what is required, the dept is still adequate for personal use vehicles. The Applicant is providing a benefit to the residents and to the neighborhood by providing two off-street parking spaces. There are no substantial detriments. Therefore, the variance may be granted because although the garage dimensions standard is based on a 2,500 sf lot, the garage provided is adequate to accommodate two vehicles, and because the benefits of granting the deviation outweigh any substantial detriments.

The applicant reserves the right to supplement the foregoing reasons with expert testimony at the Planning Board hearing.

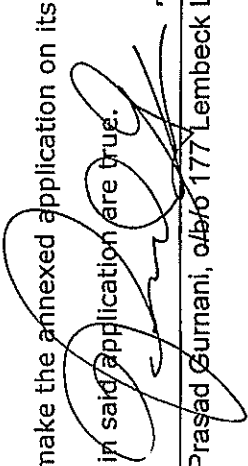
AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

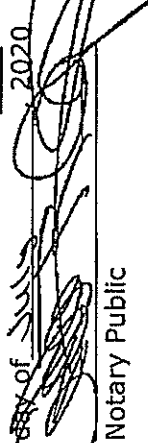
I, Prasad Gurnani, o/b/o 177 Lembeck LLC, being of full age, being duly sworn according to the law on his oath deposes and says, I am the Managing Member, of 177 Lembeck LLC, and the principal place of business of 177 Lembeck LLC is located at 555 Secaucus Road, Town of Secaucus, County of Hudson, State of New Jersey, and that 177 Lembeck LLC, is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the City of Jersey City, aforesaid, known and designated:

**177 Lembeck Avenue
Block 28604, Lot 28
Jersey City, NJ**

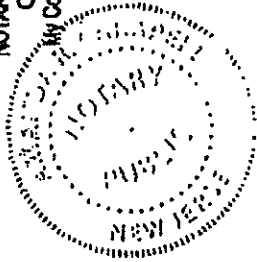
and that I am authorized to make the annexed application on its behalf and that the statements of fact contained in said application are true.



Prasad Gurnani, o/b/o 177 Lembeck LLC

Sworn to before me this 13th
~~day~~ of March, 2020

Notary Public

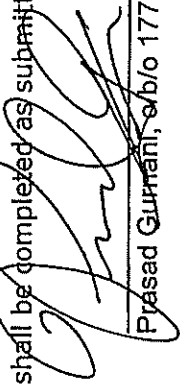
AMANDA R. CARAPPELLA
NOTARY PUBLIC OF NEW JERSEY
Certum. # 2417479
My Commission Expires 2/17/2022




AFFIDAVIT OF PERFORMANCE

STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

I, Prasad Gurnani, hereby certify that the Plans submitted to the Jersey City Planning Division for the property located at 177 Lembeck Avenue, Jersey City, New Jersey, and also known as Block 28604 Lot 28, on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed/as submitted.

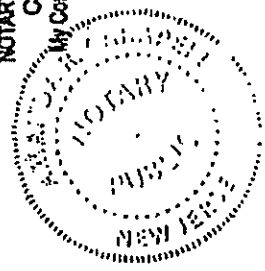


Prasad Gurnani, s/b/o 177 Lembeck LLC

Sworn to before me this 13th
of July, 2020


Notary Public

AMANDA R. CARAPPELLA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2417479
My Commission Expires 2/17/2022



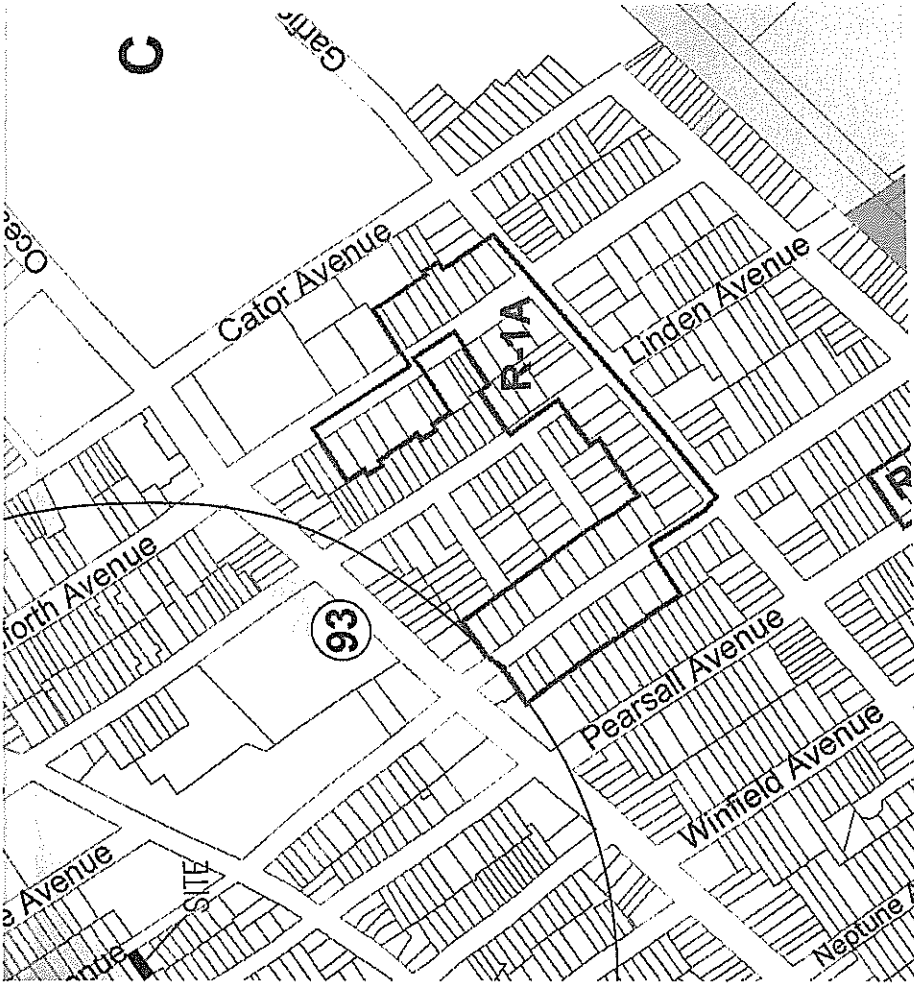
OWNERSHIP DISCLOSURE STATEMENT OF

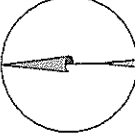
177 Lembeck LLC

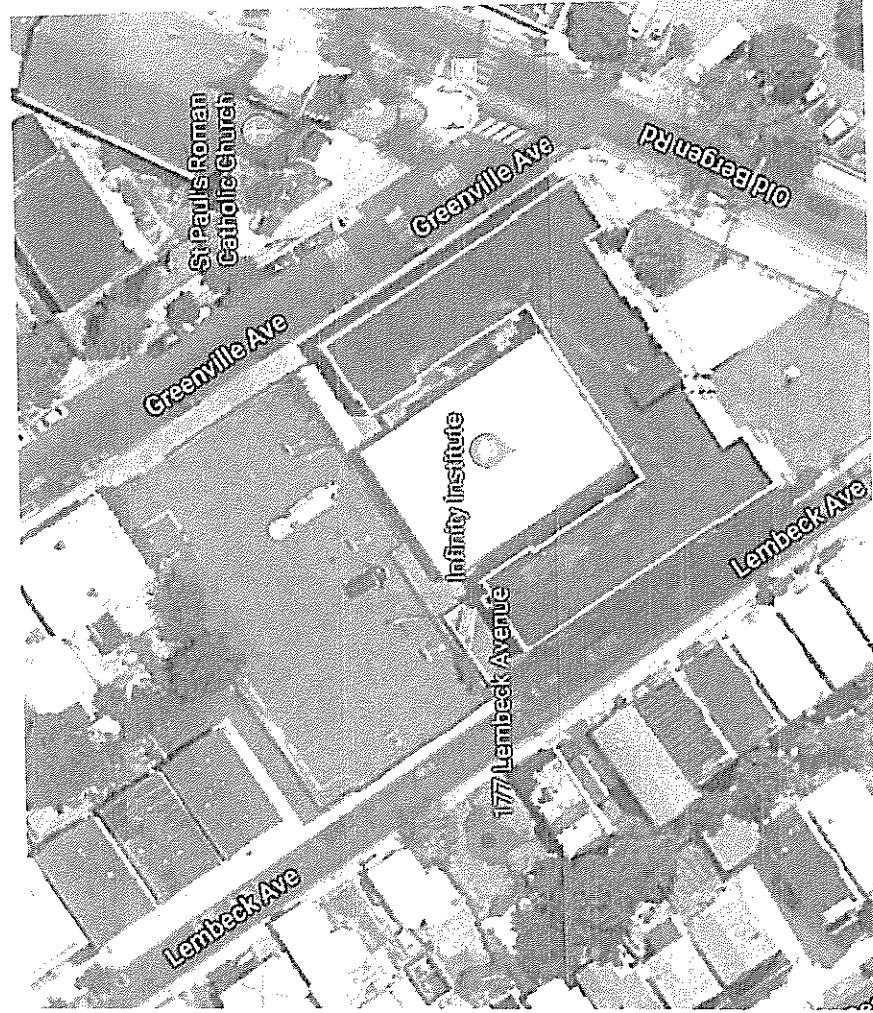
PURSUANT TO N.J.S.A. 40:55D-48.1

Applicant: 177 Lembeck LLC
Subject Property: 177 Lembeck Avenue
Block 28604, Lot 28

<u>Applicant/Owner</u>	<u>Member Name and Address</u>	<u>Percentage Interest</u>
177 Lembeck LLC	Taraprasad Gurmani 555 Secaucus Road Secaucus, New Jersey 07094	100%




KEY MAP
 SCALE: N.T.S.
 1



2
SITE AERIAL VIEW
 SCALE: N.T.S.

3 STORY
 NEW
 TWO
 FAMILY
 DWELLING

ADDRESS:
 177 LEMBECK AVENUE
 JERSEY CITY,
 NEW JERSEY

 BLOCK: 28604
 LOT: 28

REVISIONS:

DRAWN BY:	MK
CHKD BY:	MK
ISSUE DATE:	01.25.2020
PROJECT NO.:	19079

SHEET TITLE:
 EXISTING SITE PLANS,
 ZONING CHART &
 BUILDING NOTES

SHEET No. **T-1**