



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

**Nick Taylor, Zoning Officer
One Jackson Square
Jersey City, New Jersey 07305
Telephone (201) 547-4832**

**Steven M. Fulop, Mayor
City of Jersey City**

February 5, 2020

Stephen S. Rose
Rose & Zucker, L.L.C.
613 Broadway
P.O. Box 95
Bayonne, N.J. 07002

Re: 361 Second Street
Block # 11005 Lot # 13
25X100
3S-F-C-2U
Zone: R-5 – Low Rise Residential, Mixed Use Zone

Dear Mr. Rose,

The above is a two (2) unit dwelling with ground floor commercial located in the R-5 Zone with an open Zoning violation on file. (See enclosed)

Chapter 345, Article V, Section 44, Paragraph B: Your proposed restaurant at the above address will require Zoning Board approval with all variances deemed necessary by staff.

If I can be of further assistance, please contact this office.

Respectfully Yours,



Nick Taylor
Zoning Officer

NT/sp

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, Medhat Botros, Managing Member of full age, being duly sworn
of P & T Realty Management, LLC (print owner's name)

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

156 W. 22nd St., 2nd Fl., Bayonne
(owner's address)

in the Town/City of Jersey City Bayonne 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:

361 Second Street
(property address)

Block: 11005 Lot(s): 13
Block: Lot(s):
Block: Lot(s):
Block: Lots(s):

and that he ~~she~~ authorizes Medhat Botros to
(name of applicant)

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

P & T Realty Management, LLC

By: medhat Botros
(signature of owner)

Sworn to before me this

7th day of August 2020

Notary Public, Shanique N. Colbert



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: 361 Second Street
Jersey City, NJ 07302

Block(s): 11005
 Lot(s): 13

Applicant: P & T Realty Management, LLC
C/o Rose & Zucker, LLC

Applicant's Address: 613 Broadway- PO Box 95
Bayonne, NJ 07002

Owner: P & T Realty Management, LLC
 Owner's Address: 945 Broadway
Bayonne, NJ 07002

Entity/Individual	Address	Ownership Interest (%)
Mamdouth Pattress	156 W. 22nd St., 2nd Fl. Bayonne, NJ 07002	
Medhat Botros	156 W. 22nd St., 2nd Fl. Bayonne, NJ 07002	

Please attach additional sheet(s) if necessary.

AFFIDAVIT OF PERFORMANCE

I, P & T Realty Management, 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
361 Second Street ;
Block(s) 11005 , Lot(s) 13
_____ ;

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

P & T Realty Management, LLC

BY: Medhat Botros
(Property Owner/Architect/Engineer)
Medhat Botros, Managing Member

Sworn before me this
7th day of August, 2020

Notary Public, Shanique N. Colbert

