



**CITY OF JERSEY
DIVISION OF CITY PLANNING
APPEAL APPLICATION**

**CITY
JERSEY
PLANNING**

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

BE ADVISED: All items in the Submission Checklist portion of this application MUST be submitted. You will also be required to complete a public notice in accordance with N.J.S.A. 40:55D-12 of the Municipal Land Use Law. Submitting this application does not relieve you from any violations pursuant to §345-77.A of the Jersey City Land Development Ordinance. Upon receipt of your application or reasonable knowledge of your appeal, the Division of City Planning will schedule and communicate to you a default hearing date pursuant to N.J.S.A. 40:55D-73. Failure to complete public notice, or submit this application, or any item required when applying may result in a vote of dismissal by the Zoning Board of Adjustment.

1. Property

Street Address:	48 Clifton Place
Zip Code:	07304
Block(s):	15304
Lot(s):	9

2. Appeal

APPEAL BEING SOUGHT (mark all that apply)	
<input checked="" type="checkbox"/>	Appeal of "Notice of Violation"
<input type="checkbox"/>	Appeal of Administrative Officer's Determination
<input type="checkbox"/>	Appeal of Determination of Significance
<input type="checkbox"/>	Certification of Non-Conformance

DESCRIBE REASON FOR APPEAL:

As the enclosed document demonstrates, the building has been registered with the Department of Community Affairs ("DCA") for over thirty (30) years. Moreover, Clifton Place Inc has been paying taxes and submitting rent rolls for both buildings 42 Clifton Place and 48 Clifton Place every single year (copy of letter with supporting documentation addressed to Eduardo Toloza, City Assessor dated May 5, 2023 enclosed herein). Furthermore, upon information and belief, the tenant currently residing in the apartment improperly made an anonymous call to the City to falsely report that the apartment is not registered as a means to circumvent and delay their obligation to pay the outstanding arrears in the amount of \$23,219.50, which matter is currently pending before the Superior Court of New Jersey, Hudson County, Special Civil Part under docket number LT-121-23.

DESCRIBE PRESENT USE ON THE LOT(S):

Multiple Dwelling

3. Appellant

Applicant Name:	Clifton Place Inc.
Street Address:	820 Morris Turnpike
City:	Short Hills
State:	NJ
Zip Code:	07078
Phone:	9734670300
Email:	markr@wilf-law.com

4. Owner, If Different than appellant

Owner Name:	
Street Address:	
City:	
State:	
Zip Code:	
Phone:	
Email:	

5. Attorney, Required for LLCs

Attorney's Name:	Mark A. Rothberg, Esq.
Firm's Name:	Wilf Law Firm LLP
Phone:	973-467-0300
Email:	markr@wilf-law.com

6. Plan Preparer, if applicable

ENGINEER	
Engineer's Name:	n/a
NJ License Number:	
Firm's Name:	
Email:	
ARCHITECT	
Architect's Name:	n/a
NJ License Number:	
Firm's Name:	
Email:	
OTHER PROFESSIONAL	
Professional's Name:	n/a
License Number:	
Firm's Name:	
Email:	

7. Approval History

<i>List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.</i>			
	CASE NUMBER(S)	APPROVAL (Y/N)	DATE(S)
Planning Board:			
Zoning Board:			
Appeal:			
Building Permit:			

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	<u>48 Clifton Place, Apt. 2A</u>	Block(s):	<u>15304</u>
Property	<u>Jersey City, NJ 07304</u>	Lot(s):	<u>9</u>
Address:	<u></u>		<u></u>
Applicant:	<u>Clifton Place Inc</u>	Owner	<u>Clifton Place Inc</u>
	<u>820 Morris Turnpike</u>		<u>820 Morris Turnpike</u>
Applicant's	<u>Short Hills, NJ 07078</u>	Owner's	<u>Short Hills, NJ 07078</u>
Address:	<u></u>	Address:	<u></u>

Entity/Individual	Address	Ownership Interest (%)
Abraham Gold	33 Stony Brook Drive, Saratoga Springs, NY 12866	12.50%
Elizabeth Wilf Marital Trust	820 Morris Turnpike, Short Hills, NJ 07078	25%
Leonard A. Wilf	820 Morris Turnpike, Short Hills, NJ 07078	25%
Aline Gold Shlinger	7 Martin Court, Manalapan, NJ 07726	12.50%
Selma Levy c/o Hara Levy	6577 North Crestwood Drive, Glendale, WI, 53209	25%

Please attach additional sheet(s) if necessary.



Steven M. Fulop
Mayor

CITY OF JERSEY CITY

Division of Zoning
Housing, Economic Development and Commerce

ONE JACKSON SQUARE • JERSEY CITY, NJ 07305
PHONE: (201) 547-4832

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

Case Number: **ZCODE2310-0129**

Violation
Notice

Case Type: Zoning Code Case

Date Case Established: **10/12/2023**

Compliance Due Date: **Forthwith**

Mailing Address

CLIFTON PL INC;
820 MORRIS TNPKE., #301
SHORT HILLS, NJ 07078

Notice of Violation for the following location:

Address	Parcel	Zone	Ward
48 Clifton Pl. APT # 2A Jersey City, NJ 07304	0906_15304_9 Lot: 9 Block: 15304	NOT IN OVERLAY	WARD F

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

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

Violation: V-41-B: ILLEGAL UNIT MUST BE REMOVED

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:

Tanya Marione

Tanya R. Marione, AICP, PP
Acting Zoning Officer



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
CERTIFICATE OF REGISTRATION



REGISTRATION NUMBER: 0906012490

BUILDINGS:	1 TO 2	BUILDING USE:	Multiple Dwelling
TOTAL NUMBER OF UNITS ON PROPERTY:	34	OWNERSHIP TYPE:	Corporation
DATE OF TRANSFER OF OWNERSHIP:	9/6/2017	CERTIFICATE PRINTED ON:	2/13/2023
CERTIFICATE EXPIRATION DATE:	2/13/2025	ORIGINAL CERTIFICATE ISSUED ON:	2/13/2023
PROPERTY MAIN ADDRESS:	42 CLIFTON PL. JERSEY CITY, HUDSON COUNTY		

PRIMARY PROPERTY OWNER CLIFTON PL INC C/O c/o Anthony, super 820 MORRIS TPK STE 301 asconyl@gmail.com SHORT HILLS, NJ 07078	AUTHORIZED AGENT CLIFTON PL INC C/O c/o Anthony, super 820 MORRIS TPK STE 301 asconyl@gmail.com SHORT HILLS, NJ 07078
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EMERGENCY REPAIR EXPENDITURE AUTHORIZER / AUTORIZADOR DE REPARACIONES DE EMERGENCIA LEIZER BROYN 26 WATERSIDE DRIVE LITTLE FERRY, NJ 07643 2106413133	MAINTENANCE SERVICE PROVIDER ANTHONY CONYERS 26 WATERSIDE DRIVE LITTLE FERRY, NJ 07643
MANAGER / GERENTE LEIZER BROYN 26 WATERSIDE DRIVE LITTLE FERRY, NJ 07643	OFFICER OR GENERAL PARTNER ZYGMUNT WILF 820 MORRIS TURNPIKE SHORT HILLS, NJ 07078
REGISTERED AGENT WILF LAW FIRM C/O MARK DAHN 820 MORRIS TPK SHORT HILLS, NJ 07078	

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION AT THE REGISTERED PREMISES. THIS CERTIFICATE IS NOT TRANSFERABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN 20 DAYS OF SUCH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN THIS INFORMATION IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN 30 DAYS OF SUCH CHANGE. THE LAW ALSO REQUIRES OWNERS TO RECERTIFY THIS INFORMATION ANNUALLY BEFORE THE CERTIFICATE EXPIRATION DATE.

REGISTRATIONS AND RECERTIFICATIONS MAY BE SUBMITTED ONLINE AT THE DIVISION OF CODES AND STANDARDS WEBSITE (www.nj.gov/dca/divisions/codes/) UNDER THE DCA SERVICE PORTAL LINK. QUESTIONS MAY BE DIRECTED TO THE BUREAU OF HOUSING INSPECTION BY PHONE TO 609-633-6216 OR BY EMAIL TO BHIREGISTRATIONS@DCA.NJ.GOV.

FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1967, C. 76 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTIES THEREIN.



For social service assistance dial 2-1-1 or visit nj211.org
Para asistencia social marcar 2-1-1 o visitar nj211.org.

Lt. Governor Sheila Y. Oliver
Commissioner, Community Affairs By:

Bureau Chief
Carmine Giangrosso
Bureau of Housing Inspection

ZYGMUNT WILF
NJ BAR
MARK WILF
NJ BAR
LEONARD WILF*
NJ & NY BARS
SIDNEY WILF
(1955-1989)
*RETIRED

WILF LAW FIRM, LLP
ATTORNEYS AT LAW
820 MORRIS TURNPIKE, SUITE 201
SHORT HILLS, NEW JERSEY 07078
PHONE (973) 467-0300 • FAX (973) 467-4628

MARK A. ROTHBERG
NJ & NY BARS
MARK D. DAHN
NJ, NY & PA BARS
JONATHAN Z. WILF
NJ & NY BARS
BRETT E. TANZMAN
NJ BAR
YUDIANA I. GONZALEZ
NJ BAR & NY BARS
COREY T. KATZELNICK
NJ BAR
OF COUNSEL
MARK A. HOFFMAN
NJ & NY BARS
SCOTT T. LOVENTHAL
NJ & NY BARS

May 5, 2023

Via UPS Ground

Eduardo Toloza, City Assessor
Office of the City Assessor
280 Grove Street, Room 116
Jersey City, New Jersey 07302

**Re: Clifton Place, Inc.
44-48 Clifton Place
Block 15304, Lot 8 and 9**



Dear Mr. Toloza:

Our office represents Clifton Place, Inc. with regard to the above-referenced property.

In response to your request for information, enclosed please find an income and expense statement as of December 31, 2022, and a rent roll as of December 31, 2022.

If you require any additional information, kindly contact the undersigned.

Thank you for your courtesies.

Very truly yours,
WILF LAW FIRM, LLP

Mark A. Rothberg

Mark A. Rothberg

MAR/sdd
encl.

cc: Clifton Place, Inc.



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
CERTIFICATE OF REGISTRATION



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Lt. Governor Sheila Y. Oliver
Commissioner, Community Affairs By:

Bureau Chief
Carmine Giangeroso
Bureau of Housing Inspection

New Search

Assessment Postcard

Property Card

Block: 15304 Prop Loc: 48 CLIFTON PL.
 Lot: 9 District: 0906 JERSEY CITY
 Qual: Class: 4C

Owner: CLIFTON PL INC.
 Street: 820 MORRIS TNPKE.#301
 City State: SHORT HILLS, N.J. 07078

Square Ft: 0
 Year Built:
 Style:

Additional Information

Prior Block: 1916 Acct Num: 00330001

EPL Code: 0 0 0

Prior Lot: 18.C

Mtg Acct:

Land Desc: 119.39X155

Statute:

Prior Qual:

Bank Code: 0

Bldg Desc: 2S-BT-B-A-16U-H

Initial:

Updated: 08/29/21

Tax Codes:

ClassCd: 0

Desc:

Zone:

Map Page: 153

Acreage: 0.4248

Taxes:

Sale Information

Sale Date: 00/00/00

Book:

Page:

Price: 0 NU#: 0

Sale

Date

Book

Page

Price

NU#

Ratio

Grantee

TAX-LIST-HISTORY

Year Property Location Land/Imp/Tot Exemption Assessed Property Class

2023 48 CLIFTON PL.

595000

0

1117900

4C

522900

1117900

*Where Curtis
 W Curtis@JGUT.ORG
 531-226-0689*

2022 48 CLIFTON PL.

595000

0

1117900

4C

522900

1117900

2021 48 CLIFTON PL.

595000

0

1117900

4C

522900

1117900

2020 48 CLIFTON PL.

595000

0

1570100

4C

975100

1570100

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)

5-4-23

CLIFTON PLACE, INC.

STATEMENT OF REVENUES, EXPENSES AND STOCKHOLDERS' EQUITY
(Income Tax Basis)

YEAR ENDED MAY 31, 2022

REVENUES:

Rental income	\$ 325,915
Interest income	14
	<u>325,929</u>

EXPENSES:

Accounting	3,000
Advertising	720
Auto and travel	5,416
Computer maintenance	2,348
Fire protection	4,535
Insurance	16,678
Legal	13,375
Licenses and permits	1,380
Management fees	11,982
Office expenses	2,577
Real estate tax	34,534
Repair and maintenance	146,200
Security	1,095
Utilities	<u>92,209</u>
	336,049

EXCESS OF EXPENSES OVER REVENUES
BEFORE DEPRECIATION

(10,120)

DEPRECIATION

7,389EXCESS OF EXPENSES OVER REVENUES NJ PASS-THROUGH
BUSINESS ALTERNATIVE INCOME TAX

(17,509)

NJ PASS-THROUGH BUSINESS ALTERNATIVE INCOME TAX

2,500

EXCESS OF EXPENSES OVER REVENUES

\$ (20,009)

See independent accountants' compilation report.



CITY OF JERSEY CITY

Office of the City Assessor

City Hall Annex

364 Martin Luther King Dr., 3rd Floor

Jersey City, New Jersey 07305

Telephone: (201) 547-5131

E-mail: jccityassessor@icnj.org

February 10, 2023

CLIFTON PL INC.
820 MORRIS YNPK.#301
SHORT HILLS, N.J. 07078

B: 15304 L: 9 48 CLIFTON PL.

To Income-Producing Property Owner:



In accordance with N.J.S.A. 54:4-34, you are requested to submit the appropriate income and expense data for the tax year ending December 31, 2022.

This request for the income and expense data is made via **CERTIFIED MAIL**, and includes the statutory language of N.J.S.A. 54:4-34 below. The statute provides that any property owner who fails to comply with this request within 45 days shall lose their right to be heard in a tax appeal challenging the tax assessment placed on their property. Please review this statute carefully and submit the completed income /expense form to the above address no later than 45 days from the date of this letter.

Please include any other relevant documents, such as: leases, rent rolls, etc.; including any land, cellular tower, billboard or commercial pad rentals.

Please provide the tenant/business name(s) that occupy the property in the highlighted section of your form.

If your property is not rented, but is owner-occupied, please state that, verify property data and business name on your form and return to this office.

If you have any questions concerning this request, kindly contact the Assessment Office at the above number for further assistance.

Sincerely,

Ed Toloza
City Assessor

N.J.S.A. 54:4-34. Statement by owner; written request; refusal to render; valuation of property by assessor; denial of appeal; grounds

Every owner of real property of the taxing district shall, on written request of the assessor, made by certified mail, render a full and true account of his name and real property and the income therefrom, in the case of income-producing property, and produce his title papers, and he may be examined on oath by the assessor, and if he shall fail or refuse to respond to the written request of the assessor within 45 days of such request, or to testify on oath when required, or shall render a false or fraudulent account, the assessor shall value his property at such amount as he may, from any information in his possession or available to him, reasonably determine to be the full and fair value thereof. No appeal shall be heard from the assessor's valuation and assessment with respect to income-producing property where the owner has failed or refused to respond to such written request for information within 45 days of such request or to testify on oath when required, or shall have rendered a false or fraudulent account. The county board of taxation may impose such terms and conditions for furnishing the requested information where it appears that the owner, for good cause shown, could not furnish the information within the required period of time. In making such written request for information pursuant to this section the assessor shall enclose therewith a copy of this section.

Amended by L.1960, c. 51, s. 29; L.1979, c. 91, s. 1, eff. May 16, 1979.

[illegible]

