



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: 475 Bergen AvenueBlock & Lots: 18402, lot 8Ward: F

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 checked="" 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 proposes to convert ground floor space into commercial space and create a cafe.

5. VARIANCE/ DEVIATION NOTES

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

The property requires a "D" Variance for Use and the following existing non-conforming "C" Variances: Lot size, Lot width, Building height (stories), Lot coverage, Accessory Building side and rear yard setback, Curb cut width, Driveway width, Parking lot location, Parking lot standards.

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

6. APPLICANT

Jean F. Maurice

Applicant's Name

917-647-2484

Phone

Fax

27 Overlook Avenue

Street Address

West Orange NJ

City

State

07052

Zip

jfmaurice@verizon.net

e-Mail address

**7.
OWNER****Jean F. Maurice**

Owner's Name

917-647-2484

Phone

Fax

27 Overlook Avenue

Street Address

West Orange NJ**07052**

City

State

Zip

jfmaurice@verizon.net

e-mail address

**8.
APPLICANT'S
ATTORNEY****Eugene P. O'Connell**

Attorney's Name

Eugene P. O'Connell, Esq.

Firm's Name

201-963-3668**201-963-2005**

Phone

Fax

853 Summit Avenue

Street Address

Jersey City NJ**07307**

City

State

Zip

gene@eugeneoconnell.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

Rodolfo Pierri P.L.S. NJ Lic.24GS03860600

Surveyor's Name & License Number

Shark River Land Surveying

Firm's Name

732-807-3606

Phone

Fax

12 Belle Pl

Street Address

Neptune City NJ**07753**

City

State

Zip

e-mail address

Charles Heydt

Planner's Name & License Number

Dresdner Robin

Firm's Name

973-384-1071

Phone

Fax

55 Lane Road, Ste. 220

Street Address

Fairfield NJ**07004**

City

State

Zip

Cheydt@dresdnerrobin.com

e-mail address

Po Yi Wu, NJ Lic. 18691

Architect's Name & License Number

Firm's Name

551-574-2271

Phone

Fax

656 Martensen Avenue

Street Address

Teaneck NJ**07666**

City

State

Zip

poarchitect@hotmail.com

e-mail address

10.
SUBJECT
PROPERTY
DESCRIPTION

Site Acreage (square footage and dimensions):

1,887 sf 14.95 x 116.75 (dimensions)

Zone District(s):

R-1 R-3

Present use: **Residential**

Redevelopment Area:

Historic District:

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	2	35.5	2	35.5
Addition/Extension			N/A	N/A
Rooftop Appurtenances		N/A		N/A
Accessory Structures	1	8	1	8

Square Footage of applicable building(s) for this project by use:		
Residential	1,350	sf
Retail	1,828	sf
Office		sf
Industrial		sf
Parking Garage		sf
Other		sf
TOTAL:	3,178	sf

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

Number of lots before subdivision:	NA
Number of lots after subdivision:	

% of lot to be covered by buildings:	53.8	%
% of lot to be covered by buildings & pavement:	100	%
Gross floor area (GFA):	3,178	sf
Floor Area Ratio (FAR):	1.68	

11. PARKING & SIGNAGE

Number of parking spaces & dimensions: number: 1 / Dimensions: 10'X16'
 Number of loading spaces & dimensions: number: 0 / Dimensions: _____

Number of Signs: 0
 Height of monument and/or pylon signs: _____

12. INFRA- STRUCTURE

WATER		
Is public water being extended to the tract and/or reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size Material	1" COPPER	
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is new water service being proposed?	<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
SEWER		
Is existing sewer service proposed to be reused? If yes, specify size and material.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Size Material	4" CAST IRON	
Will there be sewer curb cleanout?	<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are storm drains proposed?	<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____
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	0		
Conversion from a non-residential structure to a structure containing residential units	0		
Conversion from market rate housing units to NJ COAH defined affordable housing units	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*	N/A				

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

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

**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

1 - 2021


Signature of Applicant


Property Owner Authorizing Application if
other than Applicant


EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NJ 07307

"C" "D" Variance Checklist

Jersey City Land Development Ordinance

Application Requirements, Development Procedures & Checklists

"C" & "D" Variance Checklist

CASE #: _____
 DATE: _____
 PROPERTY ADDRESS: 475 Bergen
 APPLICANT: JOHN F MAJONE
 OWNER: _____

	Submitted			Waiver requested *	Remarks (for staff only)
	Yes	No	N/A		
1. Completed General Development Application (applicable sections).					
2. Affidavit of Performance.					
3. Affidavit of Ownership					
4. One copy of the application for Building Permits or Certificate of Occupancy, if available.					
5. Current survey upon which plan is based.					
6. A statement of Principal Points relative to the Variance as per NJSA-40:55D-70(c) and (d)					
7. Original certified list and block diagram of all property owners within 200 feet.					
8. Notice to property owners (Must be submitted at least 14 days prior to the hearing for staff review)					
9. Affidavit of Vacant and Nonconforming Use indicating length of time property has been vacant, if applicable.					
10. Fourteen sets of folded plans (once complete) of proposed buildings or alterations with the following information: A) All pages must bear an original signature and seal of an engineer or architect licensed in New Jersey. B) A Key Map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning districts, streets and lots involved in the application. To be located on the first numbered drawing sheet. C) Zoning comparison chart (contrasting existing standards in the use zone or general zoning requirements with proposed site details as listed below with variances, deviations, or design standard waiver requests. If any, clearly noted. One table per plan set, to be located on the first numbered drawing sheet. (1) Density (2) Height (3) Floor Area Ratio (4) Setbacks (5) Vehicle Parking (# of spaces, dimensions) (6) Bike Parking (# of spaces) (7) Loading (# of berths, dimensions) (8) Access (circulation, driveway width, curbcut dimensions) (9) Signage (10) Landscaping (11) Bonus provisions (12) Building coverage for each structure, if more than one is part of the development parcel.					

"C" "D" Variance Checklist

	Submitted		N/A	Waiver requested *	Remarks (for staff only)
	Yes	No			
(13) Lot Dimensions (14) Lot size in square feet (15) Buffer areas (16) Gross floor area (17) lot coverage (18) Design standards (list all for which a waiver is requested)					
D) The scale shall be a minimum of: 1"=20' for tracts up to 40 acres or 1"=50' for tracts over 40 acres. (No 15' scale)					
E) 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.					
F) Demolition Plan, if applicable					
G) Floor plans with all room dimensions, including basement plan and roof plan					
H) Elevations, with details of materials and colors, for all applicable facades and window dimensions.					
I) For rehabilitation projects, existing and proposed floorplans and elevations shall be provided side-by-side for comparison.					
J) Sign details, if applicable					
K) North arrow, designated so that the north arrow is facing the top of the page.					
L) Street addresses and block number(s)					
M) Dates of drawings and revisions, if any					
N) Graphic Scale					
O) Project title					
11. Notice of Rejection which has been signed by the Zoning Officer, if available					
12. Current color site photo and photo including adjacent properties, where applicable.					
13. Application Fee					
14. Certificate of tax and water bills paid					
15. 10% disclosure statement, if applicable					
16. Application filed with the Historic Preservation Commission, if applicable.					
17. The following must be submitted at least 2 days prior to the hearing: A) Certified Mail Receipts (1) Mounted on 8.5x11 bound paper (2) Six to a page (3) Arranged in the same order as indicated on the certified list of property owners (a properly certified US Postal form 3877 will be accepted in lieu of the mounted receipts, provided that the addresses are arranged in the same order as indicated on the certified list). RETURN RECEIPT POSTCARDS WILL NOT BE ACCEPTED B) Affidavit of Proof of Service C) Affidavit of Publication					

* If a waiver is requested, please supply detailed reasons for the request. Attach additional sheets if necessary.

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss.

COUNTY OF HUDSON

I, ^{F.} JEAN MAURICE 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

21 OVERLOOK AVENUE, WEST ORANGE, NJ 07052

(owner's address)

in the Town/City of _____ in the County
of _____ 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:

475 BERGEN AVENUE
(property address)

Block: 18402

Lot(s): 8

Block:

Lot(s):

Block:

Lot(s):

Block:

Lots(s):

and that he/she authorizes EUGENE P. O'CONNELL, ESQ. to
(name of applicant)

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

By: [Signature]
(signature of owner)

Sworn to before me this

6 day of Jan 2021

Notary Public

[Signature]
EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NJ 07307

AFFIDAVIT OF PERFORMANCE

I, JEAN F. MAURICE
(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

475 BERGEN AVENUE;

Block(s) 18402, Lot(s) 8

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


(Property Owner/Architect/Engineer)

Sworn before me this

6 day of Jan, 2021

Notary Public


EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NJ 07307



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

December 22, 2020

Eugene P. O'Connell
853 Summit Avenue
Jersey City, N.J. 07307

Re: 475 Bergen Avenue
Block # 18402 Lot # 8
15.47X116
2.5S-FD-1UH-BG1
Zone: R-3 – Multi-Family Mid-Rise District

Dear Mr. O'Connell,

Chapter 345, Article V, Section 42, Paragraph B: Your proposed renovation of the above one (1) unit dwelling located in the R-3 Zone to a one (1) unit dwelling with a ground floor café will require Zoning Board approval with all variances deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

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

Respectfully Yours,

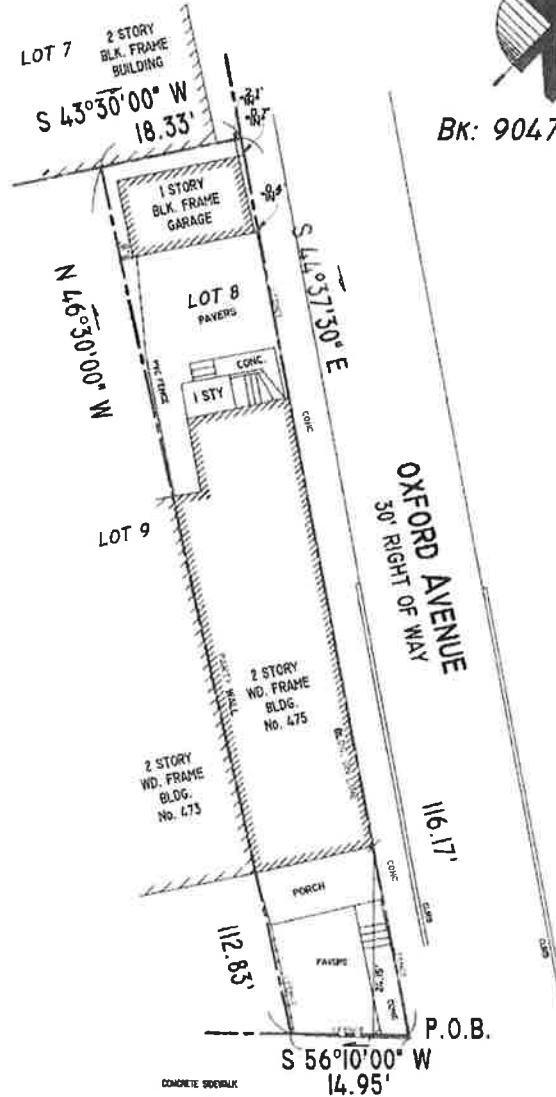
Nick Taylor
Zoning Officer

NT/sp

SURVEYOR'S NOTES:
 -EXCEPT AS SPECIFICALLY STATED OR SHOWN ON HIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE OR ON RECORD AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 -DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 -SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 -SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
 -SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 -WETLANDS LOCATION ARE NOT CONSIDERED PART OF CONTRACTUAL OBLIGATIONS OR PART OF THIS SURVEY.
 -FLOOD PLAIN MAPS WERE NOT REVIEWED OR CONSIDERED PART OF THIS SURVEY.



Bk: 9047 Pg: 924



60' RIGHT OF WAY
 BERGEN AVENUE

NOTES:
 THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 THIS SURVEY IS SUBJECT TO ANY FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, c.14 (C43:18-36.3) AND N.J.A.C. 13:40-51 (d).

CHECKED BY: RON P. DRAWN BY: R.P.
 RODOLFO
 PIERRI P.L.S.
 DATE OF SIGNATURE 10/03/20
 N.J. LAND SURVEYOR
 LICENSE NO. 24GS03860600

LOCATION SURVEY MAP
 OF PROPERTY OF
 475 BERGEN AVENUE
 SITUATED IN THE CITY OF JERSEY CITY
 HUDSON COUNTY NEW JERSEY
 TAX BLOCK 18402 LOT 8

CERTIFIED AS MY PROFESSIONAL OPINION TO: MAURICE, JEAN F AND WIESENBERG, ANJA
 (PHONE) SHARK RIVER LAND SURVEYING LLC
 732-807-3806 NEPTUNE CITY NEW JERSEY 07753
 CERTIFICATE OF AUTHORIZATION NO. 24GA2807000
 SCALE: 1" = 15' DATE OF SURVEY 10/3/20 DRAWING NO. 20-676 SHEET NO. 1/1





CITY OF JERSEY CITY

Office of the City Assessor
280 Grove Street, Room 116
Jersey City, New Jersey 07302
Telephone: (201) 547-5131

EDUARDO TOLOZA, CITY ASSESSOR

December 2, 2020

PROPERTY LOCATION OF APPLICATION: 475 Bergen Avenue

BLOCK(S): 18402 LOT(S): 8

NAME OF APPLICANT: Eugene P. O'Connell, Esq.
853 Summit Avenue
Jersey City, NJ 07307

APPLICANT'S TELEPHONE #: (201) 963-3668

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


12/2/20
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

Buffer Report - Map
Jersey City





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 18402 - Lot 8

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

Property Location: 475 Bergen Avenue

Date: December 2, 2020

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
18401	15.01		11 LEXINGTON AVE.	LEXINGTON MANOR OWNER, LP	645 MADISON AVE., 5TH FLR	NEW YORK, NY	10022
18401	17		451 BERGEN AVE.	LEXINGTON MANOR OWNER, LP	551 MADISON AVE., 8TH FLR	NEW YORK, NY	10022
18402	3		61 OXFORD AVE.	LEXINGTON MANOR OWNER, LP	551 MADISON AVE., 8TH FLR	NEW YORK, NY	10022
18402	4		41 OXFORD AVE.	SCHWARTZ, LAZER	41 OXFORD AVE.	JERSEY CITY, NJ	07304
18402	5		39 OXFORD AVE.	FAN, JOHN & LIEN T.	39 OXFORD AVENUE	JERSEY CITY, NJ	07304
18402	6		37 OXFORD AVE.	BENMANSOUR, FAYSAL	100 GARRISON AVE.	JERSEY CITY, NJ	07305
18402	7		35 OXFORD AVE.	BENMANSOUR, FAYSAL	100 GARRISON AVE.	JERSEY CITY, NJ	07306
18402	9		473 BERGEN AVE.	MORALES, ALEXIS ORLANDO & ORLANDO F	473 BERGEN AVE.	JERSEY CITY, NJ	07304
18402	10		471 BERGEN AVE.	WILLIAMS, F. ETUX C/O F.&M. WILLIAMS	471 BERGEN AVE.	JERSEY CITY, N.J.	07304
18402	11		469 BERGEN AVE.	JENKINS, DOROTHYA	469 BERGEN AVE.	JERSEY CITY, N.J.	07304
18402	12		467 BERGEN AVE.	WORKFORCE DEVELOPMENT, LLC.	555 SECAUCUS RD.	SECAUCUS, NJ	07094
18402	13		465 BERGEN AVE.	AMIN, KAMAL	49 EDWARDS CT	BAYONNE, NJ	07002
18402	14		463 BERGEN AVE.	OAK STREET INVESTMENTS LP	1274 49TH ST. SUITE 448	BROOKLYN, NY.	11219
18402	15		461 BERGEN AVE.	LOARTE, EDWIN	201 TERRACE AVE.	JERSEY CITY, NJ	07307
18402	16		459 BERGEN AVE.	LONG, SHERIDAN	459 BERGEN AVE.	JERSEY CITY, NJ	07304
18402	17		457 BERGEN AVE.	VINAS, ANGELA	457 BERGEN AVE.	JERSEY CITY, NJ	07304
18402	18		10 LEXINGTON AVE.	TUCKER, TEEARA	10 LEXINGTON AVE.	JERSEY CITY, NJ	07304
18402	19		12 LEXINGTON AVE.	EQUALITY HOUSING LIMITED	561 BROADWAY, SUITE 7AB	NEW YORK, NY	10012

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
18402	20		14 LEXINGTON AVE.	SIMMONS, MONTRALE & KEITH	14 LEXINGTON AV.	JERSEY CITY, N.J.	07304
18402	21.01		16 LEXINGTON AVE.	LEXINGTON MANOR OWNER, LP	551 MADISON AVE., 8TH FLR	NEW YORK, NY	10022
18402	22		20 LEXINGTON AVE.	LEXINGTON MANOR OWNER, LP	551 MADISON AVE., 8TH FLR	NEW YORK, NY	10022
18402	23		22 LEXINGTON AVE.	LEXINGTON MANOR OWNER, LP	551 MADISON AVE., 8TH FLR	NEW YORK, NY	10022
18403	11		159 CLINTON AVE.	GORDON, ENOCH	159 CLINTON AVE.	JERSEY CITY, NJ	07304
18403	12		157 CLINTON AVE.	BANK , JOHN & LAVONNE	157 CLINTON AVE.	JERSEY CITY, N.J.	07304
18403	13		155 CLINTON AVE.	DAILEY JR., GEORGE & JENNIFER	63 VERNON WAY	PORT READING, NJ	07064
18403	14		153 CLINTON AVE.	WATERS, SHARYN D.	153 CLINTON AVE.	JERSEY CITY, NJ	07304
18403	15		151 CLINTON AVE.	KAULESSAR, PATRICK	151 CLINTON AVE.	JERSEY CITY, N.J.	07304
18403	16		149 CLINTON AVE.	MUNOZ, MARIA T.	149 CLINTON AVE.	JERSEY CITY, NJ	07304
18403	17		145-7 CLINTON AVE.	GASTON, EDDIE MAE	145-7 CLINTON AVE.	JERSEY CITY, N.J.	07304
18403	18.01		141 CLINTON AVE.	BLAIR, EVON	141 CLINTON AVE	JERSEY CITY, N.J.	07304
18403	18.02		34 OXFORD AVE.	MAURICE, JEAN FRANCK	27 OVERLOOK AVE	WEST ORANGE, NJ	07052
18403	19		139 CLINTON AVE.	BASSAN, CHANDRA & GRIM, LILOUTIE	139 CLINTON AVE.	JERSEY CITY, NJ	07304
18403	20		487 BERGEN AVE.	WHYTE, JOHN JOSEPH	487 BERGEN AVE.	JERSEY CITY, N.J.	07304
18403	21		485 BERGEN AVE.	SHTYK, PAVEL	485 BERGEN AVE	JERSEY CITY, NJ	07304
18403	22		483 BERGEN AVE.	SMITH, HOWARD J.	274 BEATTY ROAD	COLUMBIA, SC	29210
18403	23		481 BERGEN AVE.	MIDLAND IRA, INC.FBO R.JAMES	300 GORGE ROAD, UNIT 14	CLIFFSIDE PARK, NJ	07010
18403	24		479 BERGEN AVE.	MELBOURNE, LLC % DIXON ADVISORY	200 HUDSON ST.:#1000	JERSEY CITY, NJ	07302
18403	25		477 BERGEN AVE.	MOSTAFA, ADEL	336 ST. PAULS AVE.	JERSEY CITY, NJ	07304
18404	18		495 BERGEN AVE	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY N J	07302
18404	19		140 CLINTON AVE.	ADKINS, BURGESS CECILIA M.	140 CLINTON AVE.	JERSEY CITY, N.J.	07304
18404	20		142 CLINTON AVE.	SCARBOROUGH, LAVERNE S. & FREDDIE	142 CLINTON AVE.	JERSEY CITY, N.J.	07304
18404	21		144 CLINTON AVE.	TEW, ROBIN & WONG, SHIAU LING	235 EIGHT ST.	JERSEY CITY, NJ	07302
18404	22		144-A CLINTON AVE	WARREN, ANN MARIE & ROBERT MICHEAL	144-A CLINTON AVE	JERSEY CITY, N.J.	07304
18404	23		146 CLINTON AVE.	DINDIYAL, RAMPERSAUD & RAKAH	146 CLINTON AVE.	JERSEY CITY, NJ	07304

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
18404	24		148 CLINTON AVE.	JACKSON, CATHERINE	148 CLINTON AVE	JERSEY CITY, NJ	07304
18404	25		150 CLINTON AVE.	QUIROZ, MARICRUZ	144 VIRGINIA AVENUE	JERSEY CITY, N.J.	07304
18501	1		484 BERGEN AVE.	FAYED, SAHAR	206 WARREN ST.	HARRISON, NJ	07029
18501	2		121 CLINTON AVE.	103 OCEAN LLC.	224 93RD ST.	BROOKLYN, NY	11209
18501	10		12-14 OXFORD AVE.	NEW HOPE BAPTIST CHURCH	472-476 BERGEN AVENUE	JERSEY CITY, NJ	07304
18501	11		470 BERGEN AVE.	NEW HOPE BAPTIST CHURCH	472 BERGEN AVE.	JERSEY CITY, NJ	07304
18501	12		474 BERGEN AVE.	NEW HOPE BAPTIST CHURCH	472-76 BERGEN AVE.	JERSEY CITY, NJ	07304
18501	13		478 BERGEN AVE.	DOOLEY, DOROTHY & KENNETH FRENCH	478 BERGEN AVE.	JERSEY CITY, N.J.	07304
18501	14		480 BERGEN AVE.	ESTATE L.JACKSON	480 BERGEN AVE.	JERSEY CITY, NJ	07304
18501	15		482 BERGEN AVE.	482 BERGEN, LLC.	12 1/2 SMITH ST.	JERSEY CITY, NJ	07306
18506	1		464 BERGEN AVE.	NEW HOPE BAPTIST CHURCH	472-476 BERGEN AVE.	JERSEY CITY, NJ	07304
18506	2		13 OXFORD AVE.	SLACK, SAMUEL C. & VALERIE	13 OXFORD AVE.	JERSEY CITY, N.J.	07304
18506	3		11 OXFORD AVE.	GOODSON, DENNIS & SHARYN	11 OXFORD AVE.	JERSEY CITY, N J	07304
18506	4		9 OXFORD AVE.	GOODSON, TONY ARCEL	9 OXFORD AVENUE	JERSEY CITY, NJ	07304
18506	14		628.5 BRAMHALL AVE.	628 BRAMHALL AVE., LLC.	628.5 BRAMHALL AVE.	JERSEY CITY, NJ	07304
18506	15		630 BRAMHALL AVE.	WEINGARTEN, MOISHE	1455 49TH ST.#5F	BROOKLYN, NY	11219
18506	16		450-456 BERGEN AVE.	NAURANG, MUNESHWAR	116 VIRGINIA AVENUE	JERSEY CITY, NJ	07304
18506	17		458 BERGEN AVE.	LEBOWITZ, ABRAHAM	59 HARRISON AVE.#1A	BROOKLYN, NY	11211
18506	18		460 BERGEN AVE.	SANDOVAL, RAFFAEL	460 BERGEN AVE.	JERSEY CITY, N.J.	07304
18506	19		462 BERGEN AVE.	NEW HOPE BAPTIST CHURCH	472-476 BERGEN AVE.	JERSEY CITY, NJ	07304



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY DEPARTMENT OF TAX COLLECTIONS

CITY HALL | 280 GROVE STREET | JERSEY CITY, NJ 07302
P: 201 547 5124 / 5125



JOANNE SISK CTC
TAX COLLECTOR

MEMORANDUM

TO:

FROM: Jersey City Tax Collector's Office

DATE: 12-1-20

RE: Written Response

This memorandum is to certify that real estate taxes on:

Block # 18402, Lot # 8, Qual # _____

Property Location: 475 Bergen Ave Jersey City NJ 07302

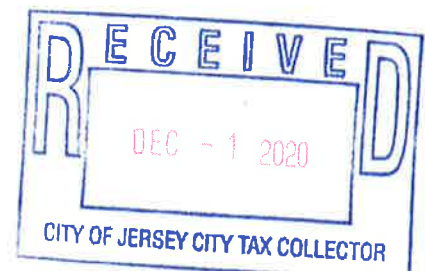
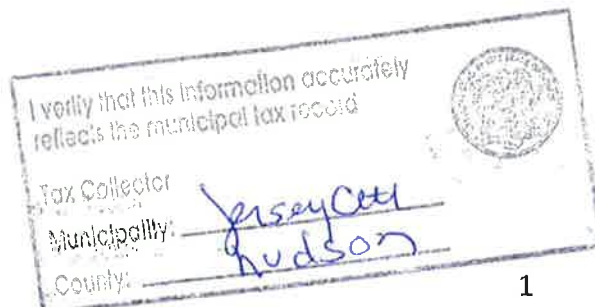
In the City of Jersey City are as follows:

X Paid thru 4 quarter 20 20

_____ Delinquent for _____ quarter 20 _____

_____ Tax Exempt

N/A In Lien Status Certificate # _____





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**

December 22, 2020

Eugene P. O'Connell
853 Summit Avenue
Jersey City, N.J. 07307

Re: 475 Bergen Avenue
Block # 18402 Lot # 8
15.47X116
2.5S-FD-1UH-BG1
Zone: R-3 – Multi-Family Mid-Rise District

Dear Mr. O'Connell,

Chapter 345, Article V, Section 42, Paragraph B: Your proposed renovation of the above one (1) unit dwelling located in the R-3 Zone to a one (1) unit dwelling with a ground floor café will require Zoning Board approval with all variances deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

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

Respectfully Yours,

Nick Taylor
Zoning Officer

NT/sp