

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY    )  
COUNTY OF HUDSON     ) ss

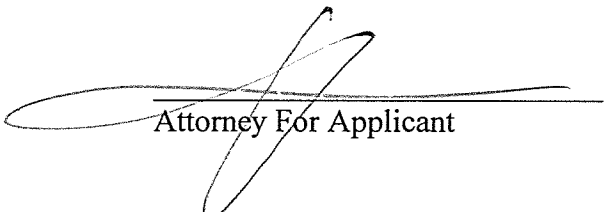
On October 15<sup>th</sup>, 2021, Stephen Joseph, Esq., of full age, being duly sworn according to law, deposes and says, that he works at The Cherami Law Firm LLC in the City of Jersey City, County of Hudson, and State of New Jersey that he is the applicant's Attorney in a proceeding before the Zoning Board of the City of Jersey City, New Jersey related to premises located at:

**125 Collard Street**

**Block: 4701   Lot: 2**

On October 15<sup>th</sup>, 2021, Stephen Joseph, Esq. gave written notice of this application to those upon whom notice must be served in the manner prescribed by law. Attached hereto are the following exhibits demonstrating service was given as described:

- Exhibit A – Notice of Hearing
- Exhibit B – Certified List of Property Owners
- Exhibit C – Proof of Service
- Exhibit D – Affidavit of Publication

  
\_\_\_\_\_  
Attorney For Applicant

Sworn to and Subscribed before me

This 10/15/21

  
\_\_\_\_\_  
Notary Public

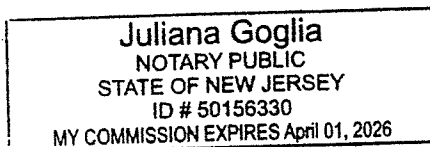


EXHIBIT A  
NOTICE OF HEARING

**NOTICE OF HEARING**  
**Z21-023**

Please be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to inform you that an Application(s) for:

C variance for (i) **Rear Yard Setback** where 33 feet are required and 13 feet are proposed (ii) **Garage Width** where 13 feet are required and 10.25 feet are proposed (iii) **Front Yard Landscaping** where 17.7 SF of landscaping are required and 0 SF are proposed (iv) **Maximum Building Coverage** where 60% is permitted and 64.36 is proposed and (v) **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:

**125 Collard Street**  
**Jersey City, NJ**

And according to the Jersey City Tax Map, also known as: Block(s) **4701** Lot(s) **2**

The purpose of this application is to:

Construct a new three-story, two dwelling structure with two parking spaces on a 2,012 SF lot in the R-1 Zone

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of **October 28, 2021 at 6:30 pm** via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/84607852393> Or Telephone: Dial US: +1 312 626 6799 or +1 929 205 6099; **Webinar ID: 846 0785 2393**

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning> Application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number. Links to agendas and plans are also available on the City Planning website and data portal: <https://data.jerseycitynj.gov/pages/home/>

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](mailto:cityplanning@jcnj.org)

By: Stephen Joseph, Esq.  
Attorney for the Applicant  
(201) 413-9000

**EXHIBIT B**  
**CERTIFIED LIST OF PROPERTY OWNERS**



# CITY OF JERSEY CITY

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Office of the City Assessor  
City Hall Annex  
364 M.L. King Drive, 3<sup>rd</sup> Floor  
Jersey City, New Jersey 07305  
Telephone: (201) 547-5131

**EDUARDO TOLOZA, CITY ASSESSOR**

**September 30, 2021**

**PROPERTY LOCATION OF APPLICATION: 125 Collard Street**


**BLOCK(S): 4701      LOT(S): 2**

**NAME OF APPLICANT: The Cherami Law Firm, LLC**  
**236A Newark Avenue**  
**Jersey City, NJ 07302**

**APPLICANT'S TELEPHONE #: (201) 413-9000**

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**

  
\_\_\_\_\_  
**EDUARDO TOLOZA, City Assessor** 9/30/21

**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 4701 - Lot 2

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

Property Location: Collard Street

Date: September 30, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
4701	1		129 COLLARD ST.	RICHARD,S REALTY, LLC	3205 KENNEDY BLVD.	JERSEY CITY,N.J.	07306
4701	3		123 COLLARD ST.	D'SOUZA, AURELIA	160 9TH ST.	PISCATAWAY, NJ	08854
4701	4		121 COLLARD ST.	WILLIAMS, ANTHONY	121 COLLARD ST.	JERSEY CITY, N.J.	07307
4701	5		119 COLLARD ST.	DI PERNA, JESSICA	119 COLLARD ST.	JERSEY CITY, NJ	07306
4701	6		117 COLLARD ST.	WILLAIMOM GERALD & A. WILLIAMS	117 COLLARD ST.	JERSEY CITY, NJ	07306
4701	7		115 COLLARD ST.	BARNES, JOHN & WONG, BETTY	115 COLLARD ST.	JERSEY CITY, NJ	07306
4701	8		113 COLLARD ST.	PATEL, KALPESHKU R.	113 COLLARD ST.	JERSEY CITY, N.J.	07306
4701	9		111 COLLARD ST.	AMIN, PIYUSH M. & SHAH, MRUGESH	125 JEFFERSON AVE.	JERSEY CITY, NJ	07306
4701	10		109 COLLARD ST.	MADLANSACAY, PURA L.,FIDEL & GLORIA	109 COLLARD ST.	JERSEY CITY, N.J.	07306
4701	22		3194 KENNEDY BLVD.	ABDELAL, YEHIA & SEHAM	3194-6 KENNEDY BLVD	JERSEY CITY, N.J.	07306
4701	23		3198 KENNEDY BLVD.	O.M. MNGT.,INC.	2112 BERGENLINE AVE.	UNION CITY, N.J.	07087
4701	24		3200 KENNEDY BLVD.	NARDONE REALTY LLC.	25 MASONICUS ROAD	MAHWAH, NJ	07430
4701	25		3202 KENNEDY BLVD.	3202 KENNEDY BLVD LLC	26 BONNYVIEW DR.	LIVINGSTON, NJ	07039
4701	26		3204 KENNEDY BLVD.	YAGHOOTI ENTERPRISES, LLC	301 MOHIGAN WAY # 7	FORT LEE, NJ	07024
4701	27		3206 KENNEDY BLVD.	MUNJAL, TARUN	3206 KENNEDY BLVD.	JERSEY CITY, NJ	07306
4701	28		3208 KENNEDY BLVD.	KOLPAK, MICHAEL & ELENA	3 OAKWOOD LANE	WASHINGTON, N.J.	07882
4701	29		3210 KENNEDY BLVD.	RICHARDS REALTY, LLC	3205 KENNEDY BLVD.	JERSEY CITY,N.J.	07306

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
4701	30		3216 KENNEDY BLVD.	BHATTACHARJEE, AVIRUK	3216 KENNEDY BLVD.	JERSEY CITY, NJ	07306
4701	31		3218 KENNEDY BLVD.	HUDSON CO.LABORERS PENSION RLTY.	3218 KENNEDY BLVD	JERSEY CITY, N.J.	07306
4701	32		131 COLLARD ST	SAAD, THARWAT & NABELA	131 COLLARD ST	JERSEY CITY, N J	07306
4701	33		3220 KENNEDY BLVD.	NASHED, NASHED F.	57 SANFORD PL	JERSEY CITY, NJ	07307
4701	34		3222 KENNEDY BLVD.	PATEL, NIRMALABEN C. & CHIMAN N.	3222 KENNEDY BLVD.	JERSEY CITY, NJ	07306
4701	35		133 COLLARD ST	MJARTAN, JR. EUGENE & SUZANNE MARY	133 COLLARD ST	JERSEY CITY, N J	07306
4701	36.01		3226 KENNEDY BLVD.	3224-3228 KENNEDY BLVD.,JC, LLC	P.O.BOX 8008	JERSEY CITY, NJ	07308
4701	48		79 LAKE ST.	HAWKINS, FREDERICK	79 LAKE ST.	JERSEY CITY, NJ	07306
4701	49		79 LAKE ST. (REAR)	CITY OF JERSEY CITY	280 GROVE ST	JERSEY CITY, N J	07302
4701	50		135 COLLARD ST	MJARTAN, SUZANNE & KENNY, JAMES W.	135 COLLARD ST.	JERSEY CITY, NJ	07306
4701	53		137 COLLARD ST	SLAWSON, ROSE ANN & LAWRENCE F.	137 COLLARD ST.	JERSEY CITY, NJ	07306
4701	54		73 LAKE ST.	RIDEOUT, DIANE	73 LAKE ST.	JERSEY CITY, N.J.	07306
4701	55		71 LAKE ST.	PATEL, SAMPRAT & KAMINI	71 LAKE ST	JERSEY CITY, NJ	07306
4701	56		69 LAKE ST.	SINGH, AMARJIT & MEENAXI	69 LAKE STREET	JERSEY CITY, NJ	07306
4801	4		222 LAIDLAW AVE.	STATE-OPERATED SCHOOL D. OF NJ	346 CLAREMONT AVE.	JERSEY CITY, NJ	07305
4801	5		110 COLLARD ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
4801	6		25 TROY ST.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302

EXHIBIT C  
PROOF OF SERVICE  
CERTIFIED RECEIPTS

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**JERSEY CITY, NJ 07306**

P.S.E.&G.  
 80 PARK PLAZA  
 NEWARK, NJ 07102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

120  
 Collard  
 Street

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JERSEY CITY M.U.A.  
 555 ROUTE 440  
 JERSEY CITY, NJ 07305

7020 1290 0001 7485 2901

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COMCAST CABLEVISION  
 2121 KENNEDY BLVD.  
 JERSEY CITY, NJ 07305

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VERIZON TELEPHONE  
 540 BROAD STREET  
 NEWARK, NJ 07102

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UNITED WATER COMPANY  
 200 HOOK ROAD  
 HARRINGTON PARK, NJ 07640

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**JERSEY CITY, NJ 07306**

RICHARD,S REALTY, LLC  
 3205 KENNEDY BLVD.  
 JERSEY CITY,N.J. 07306

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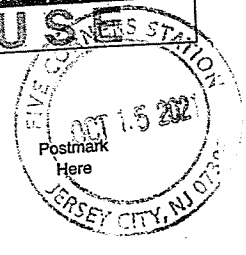
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D'SOUZA, AURELIA  
160 9TH ST.  
PISCATAWAY, NJ 08854

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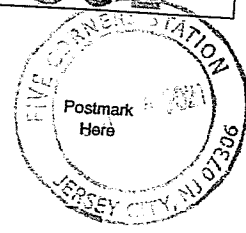
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WILLAI DOM GERALD & A. WILLIAMS  
117 COLLARD ST.  
JERSEY CITY, NJ 07306

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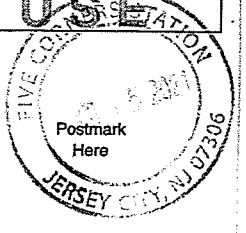
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WILLIAMS, ANTHONY  
121 COLLARD ST.  
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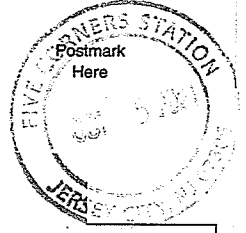
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BARNES, JOHN & WONG, BETTY  
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DI PERNA, JESSICA  
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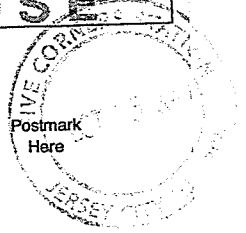
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PATEL, KALPESHKU R.  
113 COLLARD ST.  
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AMIN, PIYUSH M. & SHAH, MRUGESH  
 125 JEFFERSON AVE.  
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 UNION CITY, N.J. 07087

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Extra Services & Fees (check box, add fee as appropriate)

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MADLANSACAY, PURA L., FIDEL & GLORIA  
 109 COLLARD ST.  
 JERSEY CITY, N.J. 07306

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Postage

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NARDONE REALTY LLC.  
 25 MASONICUS ROAD  
 MAHWAH, NJ 07430

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ABDELAL, YEHIA & SEHAM  
 3194-6 KENNEDY BLVD  
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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3202 KENNEDY BLVD LLC  
 26 BONNYVIEW DR.  
 LIVINGSTON, NJ 07039

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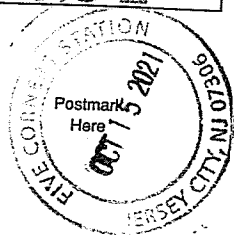
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Postage	



YAGHOOTI ENTERPRISES, LLC  
301 MOHIGAN WAY # 7  
FORT LEE, NJ 07024

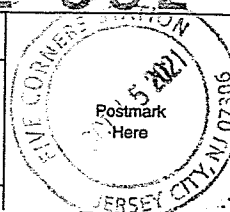
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	



RICHARDS REALTY, LLC  
3205 KENNEDY BLVD.  
JERSEY CITY, N.J. 07306

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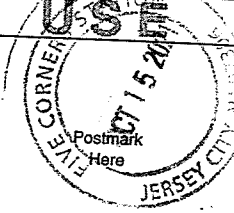
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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Postage	



MUNJAL, TARUN  
3206 KENNEDY BLVD.  
JERSEY CITY, NJ 07306

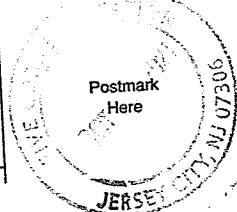
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	



BHATTACHARJEE, AVIRUK  
3216 KENNEDY BLVD.  
JERSEY CITY, NJ 07306

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

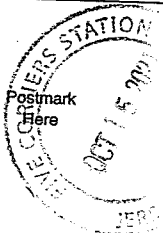
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	



KOLPAK, MICHAEL & ELENA  
3 OAKWOOD LANE  
WASHINGTON, N.J. 07882

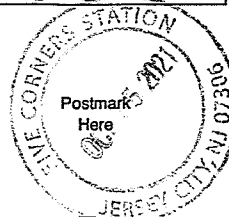
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	



HUDSON CO. LABORERS PENSION RLTY.  
3218 KENNEDY BLVD  
JERSEY CITY, N.J. 07306

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4

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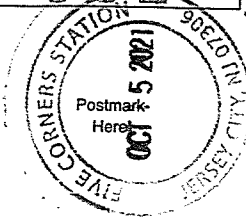
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Adult Signature Required	\$
Adult Signature Restricted Delivery	\$



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SAAD, THARWAT & NABELA  
131 COLLARD ST  
JERSEY CITY, NJ 07306

7020 1290 0001 7485 5001

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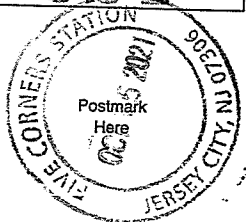
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Adult Signature Restricted Delivery	\$



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MJARTAN, JR. EUGENE & SUZANNE MARY  
133 COLLARD ST  
JERSEY CITY, NJ 07306

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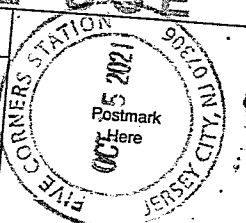
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NASHED, NASHED F.  
57 SANFORD PL  
JERSEY CITY, NJ 07307

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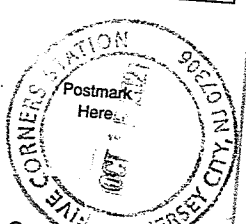
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3224-3228 KENNEDY BLVD., JC, LLC  
P.O. BOX 8008  
JERSEY CITY, NJ 07308

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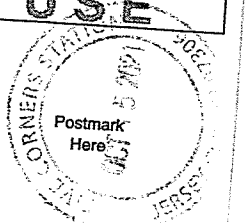
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PATEL, NIRMALABEN C. & CHIMAN N.  
3222 KENNEDY BLVD.  
JERSEY CITY, NJ 07306

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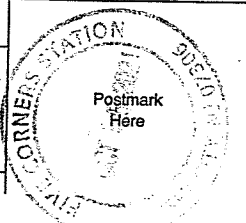
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

RIDEOUT, DIANE  
 73 LAKE ST.  
 JERSEY CITY, N.J. 07306

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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MJARTAN, SUZANNE & KENNY, JAMES W.  
 135 COLLARD ST.  
 JERSEY CITY, NJ 07306

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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

PATEL, SAMPRAT & KAMINI  
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 JERSEY CITY, NJ 07306

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

SLAWSON, ROSE ANN & LAWRENCE F.  
 137 COLLARD ST.  
 JERSEY CITY, NJ 07306

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage

SINGH, AMARJIT & MEENAXI  
 69 LAKE STREET  
 JERSEY CITY, NJ 07306

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6

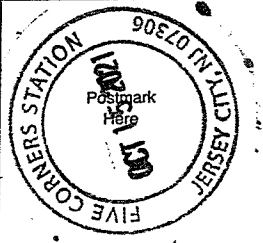
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STATE-OPERATED SCHOOL D. OF NJ  
346 CLAREMONT AVE.  
JERSEY CITY, NJ 07305

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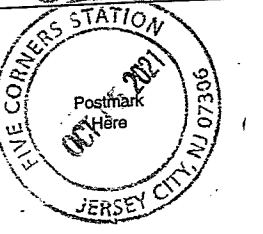
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  - Certified Mail Restricted Delivery \$ \_\_\_\_\_
  - Adult Signature Required \$ \_\_\_\_\_
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CITY OF JERSEY CITY  
280 GROVE ST.  
JERSEY CITY, NJ 07302

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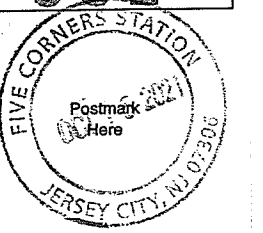
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CITY OF JERSEY CITY  
280 GROVE ST.  
JERSEY CITY, NJ 07302

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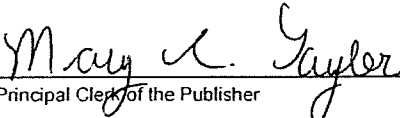


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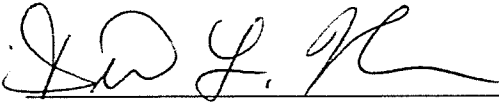
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AFFIDAVIT OF PUBLICATION

State of New Jersey.) ss  
County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):  
**Jersey Journal 10/13/2021**

  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 13th day of October 2021

  
Notary Public

DIANA L. HAUSER  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 60136232  
My Commission Expires 09/06/2025

**NOTICE OF HEARING**  
Z21-023

Planning main line during business hours at 201-547-5010 or via email at [cityplanning@icni.org](mailto:cityplanning@icni.org)

Please be advised that this notice is being provided pursuant to N.J.S.A. 40:55D-12 to inform you that an Application(s) for:

By: Stephen Joseph, Esq.  
Attorney for the Applicant  
(201) 413-9000

C variance for (i) Rear Yard Setback where 33 feet are required and 13 feet are proposed (ii) Garage Width where 13 feet are required and 10.25 feet are proposed (iii) Front Yard Landscaping where 17.7 SF of landscaping are required and 0 SF are proposed (iv) Maximum Building Coverage where 60% is permitted and 64.36 is proposed and (v) 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:

10/13/21

\$79.12

125 Coillard Street  
Jersey City, NJ

And according to the Jersey City Tax Map, also known as: Block(s) 4701 Lot(s) 2

The purpose of this application is to:

Construct a new three-story, two dwelling structure with two parking spaces on a 2,012 SF lot in the R-1 Zone

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of October 28, 2021 at 6:30 pm via Zoom, a web-based application, or by telephone by using the link:  
<https://us92.web.zoom.us/j/84607852393>  
Or Telephone: Dial US: +1 312 626 6799  
or +1 929 205 6099; Webinar ID: 846 0785 2393

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning> Application materials including digital plans are available on the Jersey City Data Portal by searching for the address or case number. Links to agendas and plans are also available on the City Planning website and data portal: <https://data.jerseycitynj.gov/pages/home/>

Any questions can be directed to the City

