

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY)
COUNTY OF HUDSON) ss

On DATE OF AFFIDAVIT, Stephen Joseph, of full age, being duly sworn according to law, deposes and says, that he works at Castano Quigley Cherami 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:

166 Hancock Avenue

Block: 2205 Lot: 15

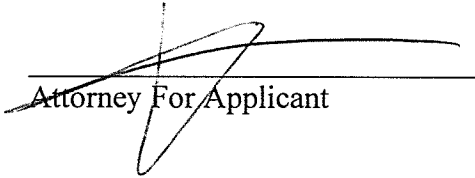
On March 28, 2022, Stephen Joseph, gave written notice of this application to those upon whom notice must be served in the manner prescribed by law. Attached hereto are the following exhibits demonstrating service was given as described:

Exhibit A – Notice of Hearing

Exhibit B – Certified List of Property Owners

Exhibit C – Proof of Service

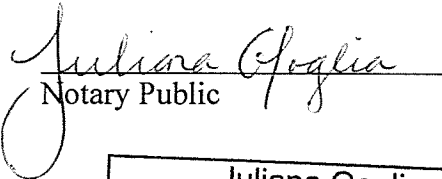
Exhibit D – Affidavit of Publication



Attorney For Applicant

Sworn to and Subscribed before me

This 28 day of MARCH, 2022



Notary Public

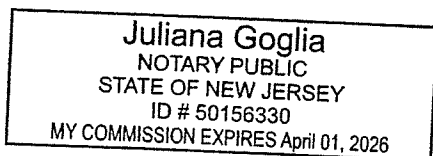


EXHIBIT A
NOTICE OF HEARING

NOTICE OF HEARING

Z21-085

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:

Preliminary and Final Major Site Plan Approval with D variance approval for Use where one- and two-family homes are permitted, a convent is existing and a multi-family dwelling is proposed and as well as **C variance and design waiver approval for minimum number of parking spaces** where 13 parking spaces are required and no parking spaces are proposed and any other variance(s), waiver(s) or exception(s) the Board may deem as required, has been filed with the Jersey City **Zoning Board of Adjustments** for property located at:

166 Hancock Avenue Jersey City, NJ Block(s) 2205 Lot(s) 15

The purpose of this application is to: Adaptively reuse the existing 3 story, 49.67 feet tall building by renovating and converting the convent/board house into a multifamily dwelling with 13 dwelling units and no parking spaces in the R-1 Zone.

Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of April 7, 2022 at 6:30PM via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/83401754353> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: **834 0175 4353**

The Jersey City Zoning Board of Adjustment 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-page/>

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

By: Stephen Joseph
Castano Quigley Cherami LLC
Attorney for the Applicant (201) 413-9000

EXHIBIT B
CERTIFIED LIST OF PROPERTY OWNERS



CITY OF JERSEY CITY

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

EDUARDO TOLOZA, CITY ASSESSOR

March 25, 2022

PROPERTY LOCATION OF APPLICATION: 166 Hancock Avenue

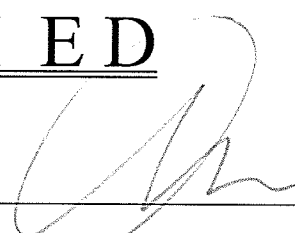
BLOCK(S): 2205 LOT(S): 15

NAME OF APPLICANT: Castano Quigley Cherami, 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.

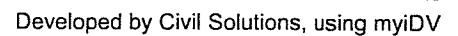
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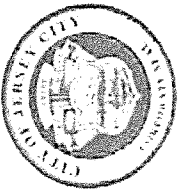
 3/25/22

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





CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 2205 - Lot 15

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

Property Location: 166 Hancock Avenue

Date: March 25, 2022

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
2204	1		84 SOUTH ST.	AQUINO, PATRICIA MARIE	84 SOUTH ST.	JERSEY CITY, NJ	07307
2204	39		70 SOUTH ST.	70 SOUTH ST. CONDOMINIUM ASSOC.,	70 SOUTH ST.	JERSEY CITY, NJ	07307
2204	40		72 SOUTH ST.	SPANARKEL, DEBORAH	192 CANNONBALL DRIVE	TINTON FALLS, NJ	07753
2204	41		74 SOUTH ST.	BERGMAN, KARA & MARK	74 SOUTH STREET	JERSEY CITY, NJ	07302
2204	42		76 SOUTH ST.	KARIUKI, ALICE W.	76 SOUTH ST.	JERSEY CITY, N.J.	07307
2204	43		78 SOUTH ST.	MOUHKITAR, FAWAZ F. & AZZA O.	78 SOUTH STREET	JERSEY CITY, NJ	07307
2204	44		80 SOUTH ST.	SIEGEL, STANLEY	80 SOUTH ST.	JERSEY CITY, N.J.	07307
2204	45		80.5 SOUTH ST.	COMPTON, BRYAN & ALLYSON	80 1/2 SOUTH ST	JERSEY CITY, NJ	07307
2204	46		82.5 SOUTH ST.	KOFT, JULIE & DIORIO, NICHOLAS R.	82 1/2 SOUTH ST	JERSEY CITY, NJ	07307
2205	12		150 HANCOCK AVE.	NIEVES, DANIEL	150 HANCOCK AVE.	JERSEY CITY, NJ	07307
2205	13		156 HANCOCK AVE.	ST. PAUL OF THE CROSS	156 HANCOCK AVE.	JERSEY CITY, NJ	07307
2205	14		160 HANCOCK AVE.	ST. PAUL OF THE CROSS	156 HANCOCK AVE.	JERSEY CITY, NJ	07307
2205	16		174 HANCOCK AVE.	LEE, ROBERT E & MARX, KATHRIN	9 PEARL ST.	SUMMIT, NJ	07901
2205	17		176 HANCOCK AVE.	BAUS, THEODORE P. & TROCHE, DEBORA	176 HANCOCK AVE.	JERSEY CITY, N.J.	07307
2205	18		178 HANCOCK AVE.	BELFIORE, CHRISTINA T & ROBERT H	178 HANCOCK AVE.	JERSEY CITY, NJ	07307
2205	19		180 HANCOCK AVE	MITCHELL, HELEN	180 HANCOCK AVE	JERSEY CITY N J	07307
2205	20		182 HANCOCK AVE	SILVERGLATE, JASON	722 JEFFERSON ST. APT.5	HOBOKEN, NJ	07030

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
2205	21		73-75 SOUTH ST.	DONOVAN, HOPE M. & DAVID R.	73-75 SOUTH ST.	JERSEY CITY, NJ	07307
2205	22		71 SOUTH ST.	PATTERSON, DEREK J. & JACQUELINE C.	71 SOUTH ST.	JERSEY CITY, N.J.	07307
2205	23		69 SOUTH ST.	NUNEZ, ILYAN	69 SOUTH ST.	JERSEY CITY, NJ	07307
2205	24		67 SOUTH ST.	DONG, LIN & REN, YONG	67 SOUTH ST.	JERSEY CITY, NJ	07307
2205	25		65 SOUTH ST.	CUPO, FRANK & THERESA	17 GATES AVE.	SUMMIT, N.J.	07901
2205	26		221 SHERMAN AVE.	221 SHERMAN ASSOCIATION, INC	221 SHERMAN AVE.	JERSEY CITY, NJ	07307
2205	27		219 SHERMAN AVE.	219-221 SHERMAN REALTY, LLC.	188 SHERMAN AVE.	JERSEY CITY, NJ	07307
2205	28		217 SHERMAN AVE.	217 SHERMAN, LLC.	217 SHERMAN AVE.	JERSEY CITY, NJ	07307
2205	29		215 SHERMAN AVE.	GONZALES, KARINA	215 SHERMAN AVE.	JERSEY CITY, NJ	07307
2205	30		201 SHERMAN AVE.	ST. PAUL OF THE CROSS	156 HANCOCK AVE.	JERSEY CITY, NJ	07307
2205	31		193 SHERMAN AVE.	THOMAS, ARMOND	193 SHERMAN AVE.	JERSEY CITY, N.J.	07307
2206	3		139 HANCOCK AVE.	BOARD OF EDUCATION OF J C	346 CLAREMONT AVE.	JERSEY CITY, N.J.	07305
2301	12		202 SHERMAN AVE.	FUEHRER, GREG & SUSAN	202 SHERMAN AVE.	JERSEY CITY, NJ	07307
2301	13		204 SHERMAN AVE.	BALANI, JOTI & RAVI	204 SHERMAN AVE.	JERSEY CITY, NJ	07307
2301	14		206 SHERMAN AVE.	HOGAN, MARIE % PATRICK HOGAN	10 FLOYD TERRACE	VERONA, N.J.	07044
2301	15		208 SHERMAN AVE.	S.L.P.C. CORPORATION	830 WASHINGTON ST.	HOBOKEN, NJ	07030
2301	16		210 SHERMAN AVE.	LAMPE, DAVID & ELAINE	210 SHERMAN AVE. #1	JERSEY CITY, NJ	07307
2301	17		212 SHERMAN AVE.	DIAZ, RAFAEL & VARGAS, EULALIA	212 SHERMAN AVE.	JERSEY CITY, N.J.	07307
2301	18		214 SHERMAN AVE.	214 SHERMAN AVE. CONDOMINIUM ASSOC.,	214 SHERMAN AVE.	JERSEY CITY, NJ	07307
2301	19		216 SHERMAN AVE.	216 SHERMAN AVE. CONDOMINIUM ASSOC.,	216 SHERMAN AVE.	JERSEY CITY, NJ	07307
2301	20		63 SOUTH ST.	63 SOUTH ST. LLC.	63 SOUTH ST.	JERSEY CITY, NJ	07307
2301	21		61A SOUTH ST.	PRIETO, JOE	61A SOUTH ST.	JERSEY CITY, N.J.	07307
2301	22		61 SOUTH ST.	CESARMAN, ETHEL	271 NEW YORK AVE	JERSEY CITY, NJ	07307

EXHIBIT C
PROOF OF SERVICE
CERTIFIED RECEIPTS

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P.S.E.&G.

80 PARK PLAZA

NEWARK, NJ 07102

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JERSEY CITY M.U.A.

555 ROUTE 440

JERSEY CITY, NJ 07305

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COMCAST CABLEVISION

2121 KENNEDY BLVD.

JERSEY CITY, NJ 07305

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UNITED WATER COMPANY

200 HOOK ROAD

HARRINGTON PARK, NJ 07640

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City

VERIZON TELEPHONE

540 BROAD STREET

NEWARK, NJ 07102

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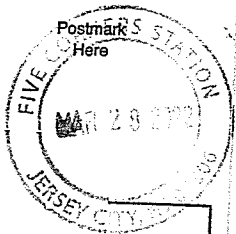
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AQUINO, PATRICIA MARIE
84 SOUTH ST.
JERSEY CITY, NJ 07307

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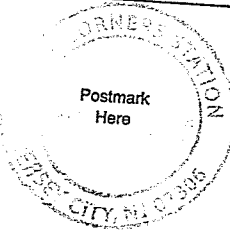
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Street \$

City, St.

BERGMAN, KARA & MARK
74 SOUTH STREET
JERSEY CITY, NJ 07302

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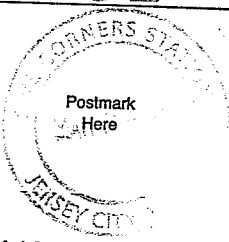
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City, St.

70 SOUTH ST. CONDOMINIUM ASSOC.,
70 SOUTH ST.
JERSEY CITY, NJ 07307

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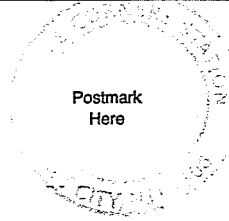
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City, St.

KARIUKI, ALICE W.
76 SOUTH ST.
JERSEY CITY, N.J. 07307

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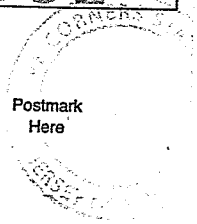
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SPANARKEL, DEBORAH
192 CANNONBALL DRIVE
TINTON FALLS, NJ 07753

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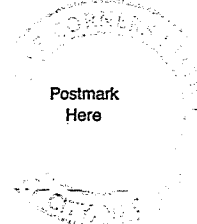
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MOUHKTAR, FAWAZ F. & AZZA O.
78 SOUTH STREET
JERSEY CITY, NJ 07307

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SIEGEL, STANLEY
80 SOUTH ST.
JERSEY CITY, N.J. 07307

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City, State, ZIP+4®

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NIEVES, DANIEL
150 HANCOCK AVE.
JERSEY CITY, NJ 07307

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COMPTON, BRYAN & ALLYSON
80 1/2 SOUTH ST
JERSEY CITY, NJ 07307

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City, State

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ST. PAUL OF THE CROSS
156 HANCOCK AVE.
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Sent To

Street

City, State

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

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KOFT, JULIE & DIORIO, NICHOLAS R.
82 1/2 SOUTH ST
JERSEY CITY, NJ 07307

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Street and

City, State, ZIP+4®

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ST. PAUL OF THE CROSS
156 HANCOCK AVE.
JERSEY CITY, NJ 07307

7021 2720 0001 9755 0558

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☐ Adult Signature Required	\$
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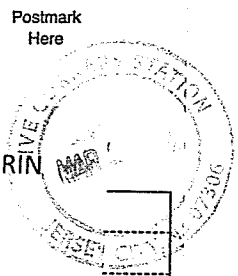
Postage \$

Total Postage \$

Sent To LEE, ROBERT E & MARX, KATHRIN
9 PEARL ST.
SUMMIT, NJ 07901

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☐ Return Receipt (hardcopy)	\$
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

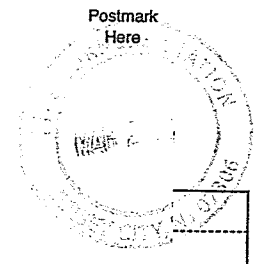
Postage \$

Total Postage \$

Sent To MITCHELL, HELEN
180 HANCOCK AVE
JERSEY CITY NJ 07307

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☐ Return Receipt (hardcopy)	\$
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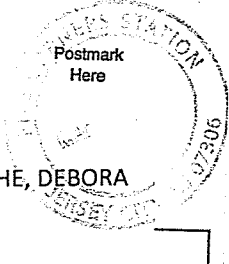
Postage \$

Total Postage \$

Sent To BAUS, THEODORE P. & TROCHE, DEBORA
176 HANCOCK AVE.
JERSEY CITY, N.J. 07307

City, State, ZIP+4®

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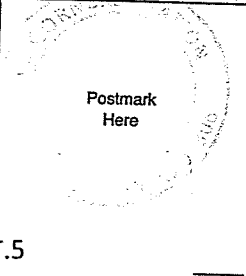
Postage \$

Total Postage \$

Sent To SILVERGLATE, JASON
722 JEFFERSON ST. APT.5
HOBOKEN, NJ 07030

City, State, ZIP+4®

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
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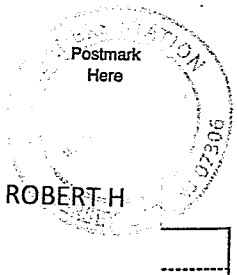
Postage \$

Total Postage \$

Sent To BELFIORE, CHRISTINA T & ROBERT H
178 HANCOCK AVE.
JERSEY CITY, NJ 07307

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
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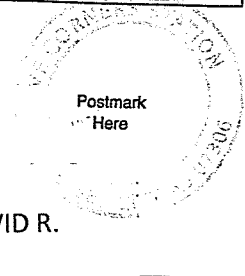
Postage \$

Total Postage \$

Sent To DONOVAN, HOPE M. & DAVID R.
73-75 SOUTH ST.
JERSEY CITY, NJ 07307

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total P \$

Sent To \$

Street 71 SOUTH ST.

City, St. JERSEY CITY, N.J. 07307

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Po \$

Sent To \$

Street 17 GATES AVE.

City, St. SUMMIT, N.J. 07901

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
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☐ Adult Signature Restricted Delivery	\$

Postage \$

Total \$

Sent \$

Street 69 SOUTH ST.

City, St. JERSEY CITY, NJ 07307

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☐ Certified Mail Restricted Delivery	\$
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☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Po \$

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Street 221 SHERMAN AVE.

City, St. JERSEY CITY, NJ 07307

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total F \$

Sent \$

Street 67 SOUTH ST.

City, St. JERSEY CITY, NJ 07307

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

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Po \$

Sent To \$

Street 188 SHERMAN AVE.

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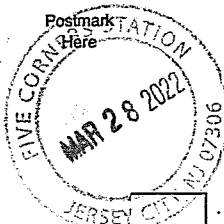
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total F 217 SHERMAN, LLC.
\$ 217 SHERMAN AVE.
Sent To JERSEY CITY, NJ 07307
Street:
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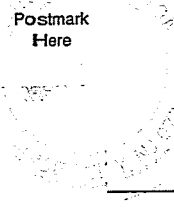
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$
Total F THOMAS, ARMOND
\$ 193 SHERMAN AVE.
Sent To JERSEY CITY, N.J. 07307
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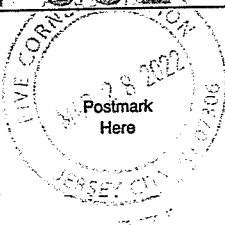
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

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Total Fc GONZALES, KARINA
\$ 215 SHERMAN AVE.
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☐ Adult Signature Restricted Delivery \$

Postage

\$
Total F BOARD OF EDUCATION OF J C
\$ 346 CLAREMONT AVE.
Sent To JERSEY CITY, N.J. 07305
Street:
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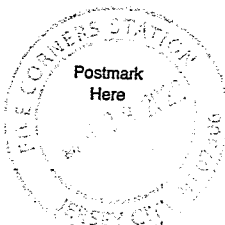
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Total Fc ST. PAUL OF THE CROSS
\$ 156 HANCOCK AVE.
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☐ Adult Signature Restricted Delivery \$

Postage

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Total Post FUEHRER, GREG & SUSAN
\$ 202 SHERMAN AVE.
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Total LAMPE, DAVID & ELAINE
210 SHERMAN AVE. #1
JERSEY CITY, NJ 07307

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10 FLOYD TERRACE
VERONA, N.J. 07044

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212 SHERMAN AVE.
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Total S.L.P.C. CORPORATION
830 WASHINGTON ST.
HOBOKEN, NJ 07030

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214 SHERMAN AVE.
JERSEY CITY, NJ 07307

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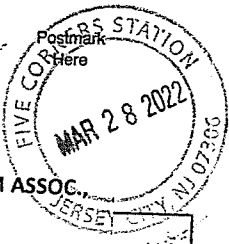
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$
Sent To 216 SHERMAN AVE.CONDOMINIUM ASSOC.
216 SHERMAN AVE.
JERSEY CITY, NJ 07307
Street
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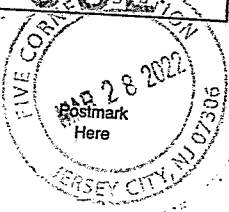
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To 63 SOUTH ST. LLC.
63 SOUTH ST.
JERSEY CITY, NJ 07307
Street
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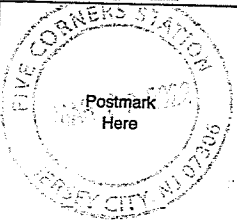
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To CESARMAN, ETHEL
271 NEW YORK AVE
JERSEY CITY, NJ 07307
Street
City, State, ZIP+4®

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To PRIETO, JOE
61A SOUTH ST.
JERSEY CITY, N.J. 07307
Street
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8

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Publication Date
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Publication Name:
Jersey Journal, Jersey City

Publication URL:

Publication City and State:
Secaucus , NJ

Publication County:
Hudson

Notice Popular Keyword Category:

Notice Keywords:
166 Hancock

Notice Authentication Number:
202203291116395233454
2719086005

Notice URL:

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Saturday, March 26, 2022

Notice Content

NOTICE OF HEARING Z21-085 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: Preliminary and Final Major Site Plan Approval with D variance approval for Use where one- and two-family homes are permitted, a convent is existing and a multi-family dwelling is proposed and as well as C variance and design waiver approval for minimum number of parking spaces where 13 parking spaces are required and no parking spaces are proposed and any other variance(s), waiver(s) or exception(s) the Board may deem as required, has been filed with the Jersey City Zoning Board of Adjustments for property located at: 166 Hancock Avenue Jersey City, NJ Block(s) 2205 Lot(s) 15 The purpose of this application is to: Adaptively reuse the existing 3 story, 49.67 feet tall building by renovating and converting the convent/board house into a multifamily dwelling with 13 dwelling units and no parking spaces in the R-1 Zone. Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of April 7, 2022 at 6:30PM via Zoom, a web-based application, or by telephone by using the link: <https://us02web.zoom.us/j/83401754353> Or Telephone: Dial US: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 834 0175 4353 The Jersey City Zoning Board of Adjustment 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-page/> 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 By: Stephen Joseph Castano Quigley Cherami LLC Attorney for the Applicant (201) 413-9000 03/26/22 \$181.33

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