

T R A N S M I T T A L

CONNELL FOLEY, LLP
Harborside 5
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029
Telephone (201) 521-1000 / Facsimile (201) 521-0100

August 31, 2020

To: Lindsey Sigmund, Environmental Planner
Division of City Planning
Address: City Hall Annex
1 Jackson Square, a/k/a 360 MLK Drive
Jersey City, New Jersey 07305-3717

From: Patrick T. Conlon, Esq. 

Applicant: Hard Four Capital, LLC
Preliminary and Final Major Site Plan Approval with a "d"
variance

Subject Property: 130 West Side Avenue, Block 24703, Lot 76

Please be advised, this firm represents the Applicant, Hard Four Capital, LLC, regarding the filing of its General Development Application for Preliminary Major Site Plan and Final Major Site Plan approval. In support of my client's General Development Application, I am enclosing the following:

1. One (1) original Disclosure Statement;
2. One (1) original executed Affidavit of Ownership;
3. One (1) original executed Affidavit of Performance; and
4. Check number 2155 in the amount of \$1,500.00 representing application balance.

Please process the enclosed accordingly. All outstanding general development application documents have been requested under separate cover letters and will be filed with the Division of City Planning upon receipt.

If you have any questions concerning same, please do not hesitate to contact my office. Thank you.

DISCLOSURE STATEMENT PURSUANT TO N.J.S.A. 40:55D-48.1
Hard Four Capital LLC

APPLICANT/OWNER:

Hard Four Capital, LLC
42-27 Bell Boulevard
Bayside, NY 11361

SUBJECT PROPERTY:

130 West Side Avenue
Jersey City, New Jersey
Block 24703; Lot 76

Hard Four Capital LLC		
<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE OWNED</u>
Petros Stellatos	15-92 208 th Street Bayside, NY 11361	25%
Constantinos Youssis	1588 208 th Street Bayside, NY 11360	25%
Constantine Stellatos	50-68 Morenci Lane Little Neck, NY 11362	25%
Paul Papapetrou	700 Grove Street Jersey City, NJ 07310	25%

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

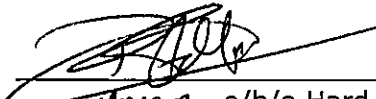
I, PETROS STELIATOS, o/b/o HF Realty Orle, LLC, being of full age, being duly sworn according to the law on his oath deposes and says, I am the Managing Member, of HF Realty Orle, LLC, and the principal place of business HF Realty Orle, LLC is located at 130 West Side Avenue, City of Jersey City, County of Hudson, State of New Jersey, and that HF Realty Orle, LLC, is the owner in fee of all that certain lot, piece of parcel of land situated, lying and being in the City of Jersey City, aforesaid, known and designated:

**130 West Side Avenue
Block 24703, Lot 76
Jersey City, New Jersey**

and that, on behalf of the owner, authorize(s):

Hard Four Capital, LLC

to make the annexed application in its behalf and that the statements of fact contained in said application are true.



MEMBER, o/b/o Hard Four Capital, LLC

Sworn to before me this 26th
day of August, 2020



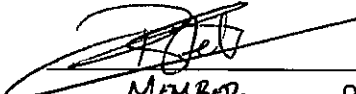
Notary Public

Dionisios Vangelatos
Notary Public State of New York
Registration No. 01VA6362034
Qualified In Queens County
Commission Expires July 24th 2021

AFFIDAVIT OF PERFORMANCE

STATE OF NEW JERSEY)
)ss.
COUNTY OF HUDSON)

I, PETROS STELIATOS, hereby certify that the Plans submitted to the Jersey City Planning Board for the property located at 130 West Side Avenue, Jersey City, New Jersey, and also known as Block 24703, Lot 76, on the Jersey City Tax Maps, are a full and complete representation of the Site Plans and that they shall be completed as submitted.


Member o/b/o Hard Four Capital, LLC

Sworn to before me this 26th
of August, 2020


Notary Public

Dionisios Vangelatos
Notary Public State of New York
Registration No. 01VA6362034
Qualified In Queens County
Commission Expires July 24th 2021



HARD FOUR CAPITAL LLC

42-27 BELL BOULEVARD
BAYSIDE, NEW YORK 11361



JPMorgan Chase Bank, N.A.
www.Chase.com

1-2/210

2155

8/26/2020

PAY TO THE
ORDER OF

City of Jersey City

\$ **1,500.00

One Thousand Five Hundred and 00/100*****

DOLLARS

City of Jersey City

MEMO

Application Fee - 130 West Side Ave, JC

AUTHORIZED SIGNATURE

⑈00 2 1 5 5⑈ ⑈0 2 1 0 0 0 0 2 1⑈

3 2 8 5 1 8 0 3 7⑈

HARD FOUR CAPITAL LLC

City of Jersey City

8/26/2020

2155

1,500.00

Chase Checking

Application Fee - 130 West Side Ave, JC

1,500.00

HARD FOUR CAPITAL LLC

City of Jersey City

8/26/2020

2155

1,500.00

Chase Checking

Application Fee - 130 West Side Ave, JC

1,500.00



<input type="checkbox"/> Site Plan Amendment (must select non-residential and/or residential components and calculations from above)		
<input type="checkbox"/> Amended Minor		\$0
<input type="checkbox"/> Amended Preliminary		\$0
<input type="checkbox"/> Amended Final		\$0
<input type="checkbox"/> Administrative Amendment \$100		\$0
<input type="checkbox"/> Site Plan Extension \$300		\$0
<input type="checkbox"/> Conceptual Site Plan \$500 (deduct from site plan fees)		\$0
<u>Appeals, Interpretations, Variances and Deviations</u>		
<input type="checkbox"/> "a" & "b" appeals \$150		\$0
<input checked="" type="checkbox"/> Variances		
<input checked="" type="checkbox"/> "c" variances/deviations		
number of variances/deviations:	2	
<input checked="" type="checkbox"/> accompanying site plan / subdivision		\$450
<input type="checkbox"/> not accompanying site plan / subdivision		\$0
<input checked="" type="checkbox"/> "d" variances		
number of variances/deviations:	1	\$1,000
<input type="checkbox"/> Extension of Variance approval without site plan \$300		\$0
Misc.		
<input type="checkbox"/> Special Meeting Request \$1,000		\$0
<input type="checkbox"/> Rezoning request \$1,000		\$0
<input type="checkbox"/> Redevelopment Plan Amendment		\$0
Total Due		\$1,650
Deposit Received		\$150
BALANCE DUE		\$1,500

Staff instructions: check each applicable category, enter data into grey boxes.

as of 11/10/15

Application Fee Calculation Worksheet

Date: 8/18/2020

Job Number: Z20-052

Address: 130 West Side

	FEE
<u>Subdivision</u>	
<input type="checkbox"/> Minor Subdivision \$500	\$0
<input type="checkbox"/> Major Subdivision	
Number of lots:	0
<input type="checkbox"/> Preliminary \$1,000 + \$100/lot	\$0
<input type="checkbox"/> Final 50% preliminary	\$0

<u>Site Plan</u>	
<input checked="" type="checkbox"/> Minor Site Plan	
<input type="checkbox"/> Cell Antenna	\$0
<input checked="" type="checkbox"/> Signage & Storefronts	\$200
<input type="checkbox"/> all other	\$0
<input type="checkbox"/> Major Site Plan	
<u>Calculations:</u>	
total building square footage:	
number of market rate units	
number of affordable units:	
non-residential square footage	
parking garage	
lot area	
<input type="checkbox"/> Non-Res/parking garage Component	
<input type="checkbox"/> Residential Component	
<input type="checkbox"/> Preliminary	\$0
<input type="checkbox"/> Final (must select non-residential and/or residential components and calculations from above)	\$0