

AFFIDAVIT OF PROOF OF SERVICE

STATE OF NEW JERSEY     )  
COUNTY OF HUDSON     ) ss.

On September 3, 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 Town of Secaucus, New Jersey related to premises located at:

**665-669 Grand Street, Jersey City NJ**

**Block: 17301 Lot: 4 and 5**


On September 3, 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

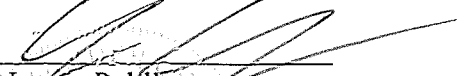
Exhibit C – Proof of Service

Exhibit D – Affidavit of Publication

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

Sworn to and Subscribed before me

This 3rd of September

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

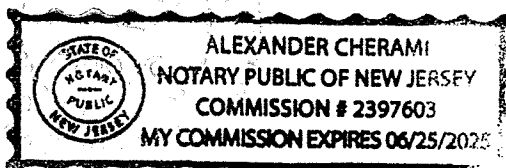


EXHIBIT A  
NOTICE OF HEARING

**P21-080**

**Preliminary and Final Major Site Plan Approval** with a waiver from the requirement to provide a traffic impact study as part of the application and C variances/deviations for (i) **minimum lot area** where 20,000 square feet is required and 12,342 square feet are existing and proposed (ii) **minimum number of parking spaces** where 26.2 parking spaces are required and no parking spaces are proposed and any other variance(s) the Board may deem as required, has been filed with the Jersey City **Planning Board** for property located at:

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

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



# 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**

**July 22, 2021**

**PROPERTY LOCATION OF APPLICATION: 665-669 Grand Street**

**BLOCK(S): 17301      LOT(S): 4 & 5**

**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

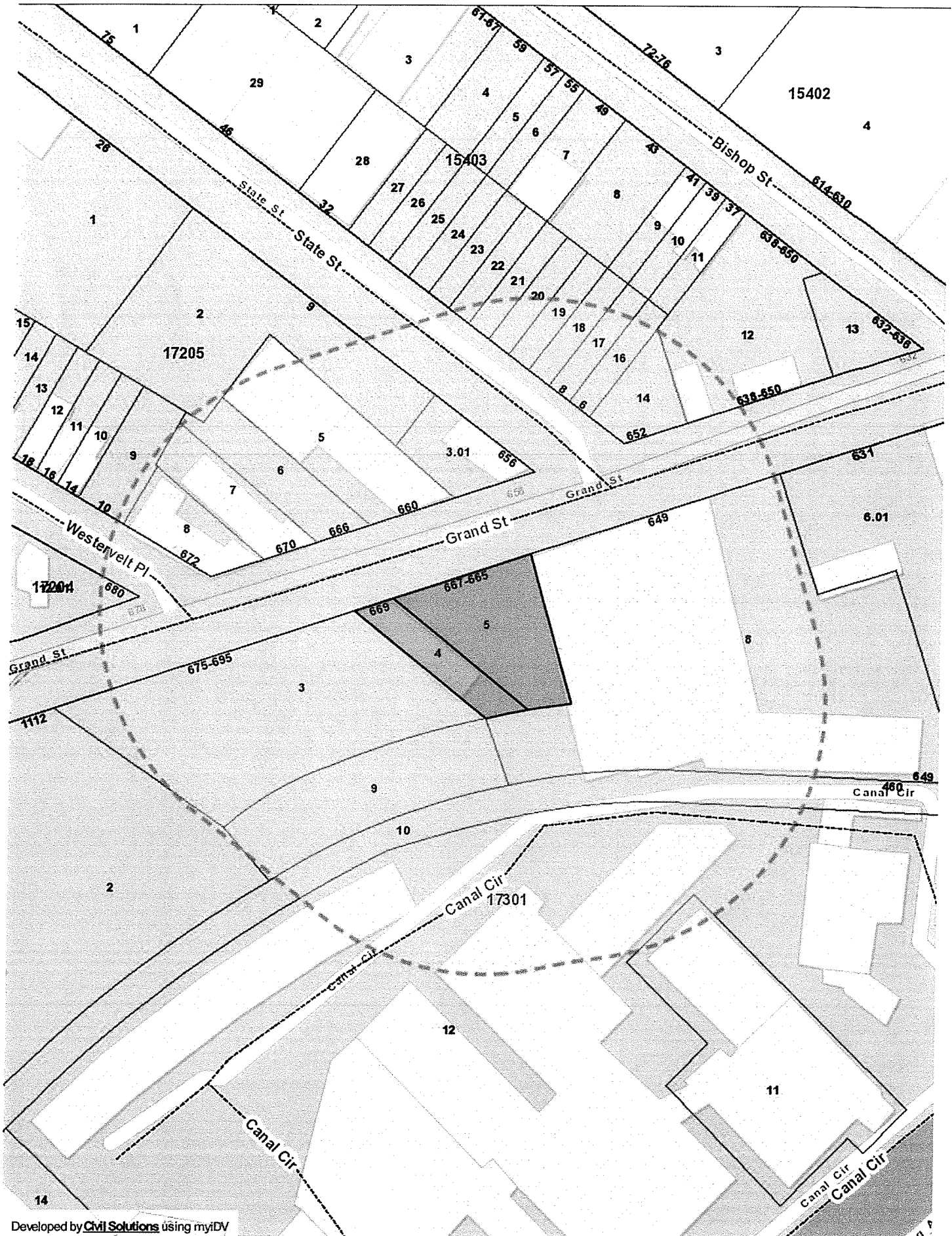
**Also be advised that the following companies must be notified:**

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

created on 7/22/2021





# CITY OF JERSEY CITY

Office of the City Assessor

Subject Property: Block 17301 - Lots 4 & 5

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

Property Location: 665-669 Grand Streets

Date: July 22, 2021

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
15403	12		638-650 GRAND ST.	B.J. POWER, LLC - ATTN: JOHAN KAFIL	PO BOX 184	BUTLER, NJ	07405
15403	14		652 GRAND STREET	B.J. POWER, LLC	PO BOX 184	BUTLER, NJ	07405
15403	16		6 STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	17		8 STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	18		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	19		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	20		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	21		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
15403	22		STATE ST.	GHIONE, A., D., J., G. & G.	739 UNION AVE.	LYNDHURST, NJ	07071
17204	12.01		680 GRAND ST.	MYNENI & SONS, LLC	682 ROUTE 440	JERSEY CITY, NJ	07304
17205	2		9 STATE ST.	LUNA WAREHOUSE, LLC	47 STATE ST	JERSEY CITY, NJ	07304
17205	3.01		656 GRAND ST.	MECCA REALTY PROPERTIES II, INC.	580 LUIS MARIN BLVD.	JERSEY CITY, NJ	07302
17205	5		660 GRAND ST.	DNL & ACV PROPERTIES, LLC, ETALS	735 GARDEN ST., #1	HOBOKEN, NJ	07030
17205	6		666 GRAND ST.	DNL & ACV PROPERTIES, LLC, ETALS	735 GARDEN ST., #1	HOBOKEN, NJ	07030
17205	7		670 GRAND ST.	JEAN REALTY CORP.	14 SPARROW RD.	RANDOLPH, NJ	07869
17205	8		672 GRAND ST.	672 GRAND LLC	280 NEWARK AVE.	JERSEY CITY, N.J.	07302
17205	9		10 WESTERVELT PL.	JEAN REALTY CORP.	14 SPARROW RD.	RANDOLPH, NJ	07869

BLOCK	LOT	QUAL	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS	CITY / STATE	ZIP CODE
17301	2		1112 GARFIELD AVE.	COMFIELD,LLC	464 COMMUNIPAW AVE	JERSEY CITY, NJ	07305
17301	3		675-695 GRAND ST.	GRAND 675, LLC	15 WILKINSON AVE.	JERSEY CITY, N.J.	07305
17301	8		649 GRAND ST.	S.H.L. (NJ) MANAGEMENT, INC.	86 CAROL PLACE	WAYNE N.J.	07470
17301	9		MORRIS CANAL	GRAND 675, LLC	15 WILKINSON AVE.	JERSEY CITY, NJ	07305
17301	10		460 COMMUNIPAW AVE.	CITY OF JERSEY CITY	280 GROVE ST.	JERSEY CITY, NJ	07302
17301	11		170 LAFAYETTE ST.	170 LAFAYETTE URBAN RENEWAL,LLC	15 WILKINSON AVE.	JERSEY CITY, NJ	07305
17301	12		160 LAFAYETTE ST.	160 LAFAYETTE ASSOCIATES, L.P.	77 PARK ST.	MONTCLAIR, NJ	07042



EXHIBIT C  
PROOF OF SERVICE  
CERTIFIED RECEIPTS

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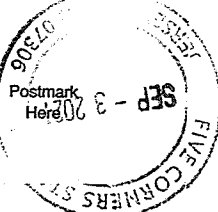
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City, State

P.S.E.&G.

80 PARK PLAZA

NEWARK, NJ 07102



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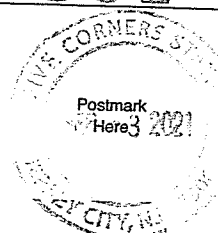
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JERSEY CITY M.U.A.

555 ROUTE 440

JERSEY CITY, NJ 07305



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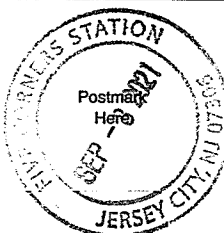
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COMCAST CABLEVISION

2121 KENNEDY BLVD.

JERSEY CITY, NJ 07305



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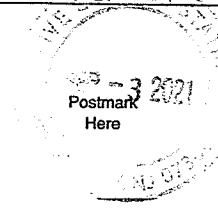
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VERIZON TELEPHONE

540 BROAD STREET

NEWARK, NJ 07102



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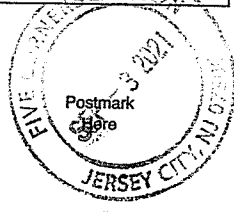
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UNITED WATER COMPANY

200 HOOK ROAD

HARRINGTON PARK, NJ 07640



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665-669  
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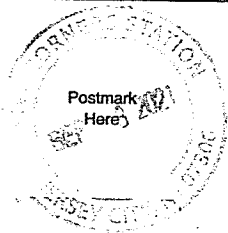
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LUNA WAREHOUSE, LLC  
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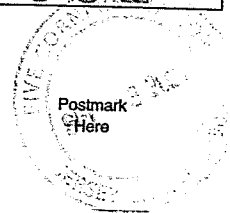
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Sent To GRAND 675, LLC  
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Sent To CITY OF JERSEY CITY  
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☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage

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Sent To 170 LAFAYETTE URBAN RENEWAL, LLC  
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Postage

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City, State MONTCLAIR, NJ 07042

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**Jersey Journal, Jersey City**

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NOTICE

Publication Name:

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Notice Popular Keyword Category:

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**Thursday, September 02, 2021****Notice Content**

NOTICE OF HEARING P21-080 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 a waiver from the requirement to provide a traffic impact study as part of the application and C variances/deviations for (i) minimum lot area where 20,000 square feet is required and 12,342 square feet are existing and proposed (ii) minimum number of parking spaces where 26.2 parking spaces are required and no parking spaces are proposed and any other variance(s) the Board may deem as required, has been filed with the Jersey City Planning Board for property located at: 665-669 Grand Street Jersey City, NJ And according to the Jersey City Tax Map, also known as: Block(s) 17301 Lot(s) 4 & 5 The purpose of this application is to: Construct a new four-story mixed use structure with commercial on the ground floor and 23 dwelling units above the ground floor. No parking is proposed. Any person interested in this application will have the opportunity to address the Board at the Virtual meeting of September 14, 2021 at 5:30 pm via Zoom, a web-based application, or by telephone by using the link:

<https://us02web.zoom.us/j/83626161841> (Webinar ID: 836 2616 1841) Or iPhone one-tap : US: +13126266799, 82666367054# or +19292056099, 82666367054 Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 International numbers available:

<https://us02web.zoom.us/j/knozsh6wS> 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-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](mailto:cityplanning@jcnj.org) By: Stephen Joseph, Esq. Attorney for the Applicant (201) 413-9000 09/02/21 \$86.01

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