PLANNING BOARD CITY OF PLAINFIELD

STATE OF NEW JERSEY COUNTY OF MIDDLESEX

AFFIDAVIT OF SERVICE

John J. Sullivan, Jr., Esquire, of full age, being duly sworn according to law, deposes and says, that he maintains offices at 495 Union Avenue, in the Borough of Middlesex, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Planning Board, City of Plainfield, Union County, New Jersey, and relates to premises located at Lot 4 in Block 314, Plainfield, New Jersey, that he gave notice of this proceeding to each and all of the owners of property affected by said application, in the required form, in the manner provided by law on May 22, 2020. A true copy of the notice (Exhibit "A") and the names and addresses of those

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Exhibit "C" and original proof of publication is attached as Exhibit "D."

notified (Exhibit "B") are attached to this affidavit. Copies of the mailing receipts are attached as

Sworn to before me, this 25th day of May, 2020

at Law of the State of NJ

John J. Sullivan, Jr., Esquire

## **EXHIBIT "A"**

#### NOTICE OF PUBLIC HEARING CITY OF PLAINFIELD PLANNING BOARD

NOTICE is hereby given that 118 North Holdings LLC has applied to the Planning Board of the City of Plainfield for preliminary and final major Site Plan, Variance and waiver approval with regard to the below described premises. The applicant seeks preliminary and final major site plan approval to renovate the existing building for continued retail use on the first floor and to convert the use of the second floor to a two (2) bedroom residential apartment. There are several existing and/or proposed variance conditions associated with this application for which the applicant requests approval as follows:

| Item                     | Required | Existing and/or Proposed |
|--------------------------|----------|--------------------------|
| Lot area                 | 5000 sf  | 1081 sf                  |
| Lot width                | 50'      | 19.13'                   |
| Lot depth                | 100'     | 68.01'                   |
| Lot frontage             | 50'      | 19.13'                   |
| Rear yard setback        | 10'      | 0'                       |
| Improvable area          | 2700     | 938                      |
| Improvable area – circle | 36'      | 16.16'                   |
| Parking                  | 5 spaces | 0 spaces                 |
| Building cover           | 75%      | 100%                     |
| Lot cover                | 90%      | 100%                     |

In addition, the applicant is requesting variance/waiver approval with regard to any other matter deemed appropriate or necessary by the Board.

The property in question is located at:

Block: 314

Lot(s):4

Street Address: 118 North Avenue, Plainfield, NJ

The Plainfield Planning Board will conduct a virtual public hearing on this matter on Thursday, June 4, 2020 at 7:00 p.m.

Any person or persons affected by this application will have an opportunity to present any objections to or offer comments on the proposed development. The Board does, however, have the right to exclude repetitious testimony. It is requested that anyone who anticipates undertaking cross-examination, introducing evidence and/or making public comment on any application advise the Board Secretary by email or phone in advance of the virtual meeting date. Please supply your name, address and the telephone number at which you may be reached on the night of the meeting in the event that you do not have the ability to access the meeting remotely by computer. The purpose of this notification is to ensure that any additional documents to be identified or referenced at the virtual meeting can be available for review by all participants and members of the public. Nothing in this paragraph shall limit or block the ability of any member of the public to make inquiries; or offer comment or opinion on any application based upon the testimony and exhibits proffered by an applicant at the virtual meeting.

Members of the public who wish to attend the meeting can choose one of the following options:

1. Computer/Mobile Device (by entering the link):

https://zoom.us/j/96900711068?pwd=eFZFd3VEdTk5MG45MnRWTlYyRytSUT09

Webinar ID: 969 0071 1068

Password: pl2020

If logging in to Zoom via Computer or Mobile Device for the first time, please allow a few extra minutes to install the program (if using a computer) or application (if using a mobile device).

2. Telephone (for a higher quality, dial a number based upon your current location):

US: +1 312 626 6799; or +1 646 558 8656; or +1 301 715 8592; or +1 346 248 7799; or +1 669 900 9128; or +1 253 215 8782

Webinar ID: 969 0071 1068

Password: 436143

Please contact the Board Secretary at least two (2) days in advance of the meeting if you need assistance in order to access the virtual meeting.

Members of the public will be provided with instructions during the meeting on how to participate by asking questions and/or making comments during the public portions of the meeting and/or the hearing of each application.

Copies of the application materials, including any maps, plans and documents relating to the applications will be available at least ten (10) days prior to the hearing at the following web address:

https://plainfieldnj.gov/cms.aspx?page\_id=210&page\_name=Planning%20Board

If you do not have computer access or are otherwise unable to access the application and supporting documents online, please contact the Board Secretary to make other arrangements to inspect same.

The contact information for the Board Secretary is as follows: Rosalind Miller, Board Secretary, City of Plainfield, phone: (908) 753-3486; and email: rosalind.miller@plainfieldnj.gov. In the event that the Board Secretary is not available to immediately answer the telephone, please leave a message and also call back during regular business hours.

Vastola & Sullivan

Dated: May 19, 2020

By: /S/ John J. Sullivan, Jr.
Attorney for the Applicant
495 Union Avenue, Suite 2D
Middlesex, New Jersey 08846
(732) 560-0888

## EXHIBIT "B"

### **CERTIFICATION**

Pursuant to N.J.S.A. 40:55D-12, I certify that the following is a complete list of property owners and addresses, taken from the Tax Map, within 200 feet of:

Block: 314

Lot: 4

Address: 118-20 North Avenue

Date: May 22, 2020

Tracy Bennett, C.T.A.

Tax Assessor

#### OWNER & ADDRESS REPORT

PLAINFIELD

#### BLOCK 314 LOT 4 118-20 NORTH AVENUE

05/22/20 Page 1

| BLOCK<br>101 | LOT QUAL |    |  | PROPERTY LOCATION  |
|--------------|----------|----|--|--------------------|
| 101          | 1        | 4A | MC HALE, MICHAEL J<br>300-02 PARK AVE<br>PLAINFIELD, NJ 07060                | 300-02 PARK AVE    |
| 101          | 2        | 4C | PINNACLE PROPERTY MANAGEMENT LLC<br>5 MOUNTAIN BLVD #6<br>WARREN, NJ 07059   | 304-10 PARK AVE    |
| 245          | 7.01     | 4A | 202 PARK AVE PROPERTY LLC<br>675 GARFIELD AVENUE<br>JERSEY CITY, N J 07305   | 200-212 PARK AVE   |
| 245          | 7.02     | 4A | CERTIFIED GREEN PROP.1,LLC<br>675 GARFIELD AVE<br>JERSEY CITY, NJ 07305      | 214-24 PARK AVENUE |
| 245          | 8        | 4A | NEXT STEP TO COLLINS AVE, L L C<br>675 GARFIELD AVE<br>JERSEY CITY, NJ 07305 | 226-32 PARK AVE    |
| 245          | 9        | 4A | PARAMOUNT PROPERTIES 236 PARK, LLC<br>P O BOX 32190<br>NEWARK, NJ 07102      | 234-38 PARK AVE    |
| 245          | 10       | 4A | 202 PARK AVE PROPERTY LLC<br>675 GARFIELD AVE<br>JERSEY CITY NJ 07305        | 240-46 PARK AVE    |
| 314          | 1        | 4A | 100-110 NORTH AVENUE LLC<br>675 GARFIELD AVE<br>JERSEY CITY, NJ 07305        | 100-10 NORTH AVE   |
| 314          | 2        | 4A | MENDOZA, YOLANDA & PAREDES, ALEX<br>112 NORTH AVE<br>PLAINFIELD NJ 07060     | 112 NORTH AVE      |
| 314          | 3        | 4A | PAREDES, YOLANDA C<br>114 NORTH AVE<br>PLAINFIELD, NJ 07060                  | 114-16 NORTH AVE   |
| 314          | 4        | 4A | 118 NORTH HOLDINGS LLC<br>118-20 NORTH AVE<br>PLAINFIELD, NJ 07060           | 118-20 NORTH AVE   |
| 314          | 5        | 4A | INTERNATIONAL GROUP HOLDING LLC<br>122-24 NORTH AVE<br>PLAINFIELD, NJ 07060  | 122-24 NORTH AVE   |
| 314          | 6        | 4A | LECAROS, LOUIS & DEBORAH<br>5144 CUSTEN ST<br>PISCATAWAY, N J 08854          | 126-28 NORTH AVE   |
| 314          |          | 4A | ARKAD COMMERCIAL HOLDINGSII LIMITED<br>107 PARK AVE<br>PLAINFIELD, NJ 07060  | 130-32 NORTH AVE   |
| 314          | 8        | 4A | 134-136 NORTH AVENUE LLC<br>675 GARFIELD AVE<br>JERSEY CITY, NJ 07305        | 134-36 NORTH AVE   |
| 314          | 9        | 4A | 138-144 NORTH AVENUE LLC<br>675 GARFIELD AVE<br>JERSEY CITY, NJ 07305        | 138-44 NORTH AVE   |
| 314          | 10       | 4A | 146 NORTH HOLDINGS LLC<br>470 BROADWAY #338<br>BAYONNE, NJ 07002             | 146-52 NORTH AVE   |
| 315          | 1        | 4A | CIRCA 1886 MARSH BLDG, LLC<br>203 PARK AV, SUITE 3<br>PLAINFIELD, N J 07060  | 108-12 E 2ND ST    |
| 315          | 2        | 4A | 114 EAST SECOND STREET, LLC<br>114 E 2ND ST<br>PLAINFIELD, NJ 07060          | 114-20 E 2ND ST    |
|              |          |    |  |                    |

#### OWNER & ADDRESS REPORT

PLAINFIELD

BLOCK 314 LOT 4 118-20 NORTH AVENUE 05/22/20 Page 2

| BLOCK | LOT QUAL | CLA | PROPERTY OWNER  | PROPERTY LOCATION    |
|-------|----------|-----|---|----------------------|
| 315   | 2.01     | 150 | CITY OF PLAINFIELD<br>515 WATCHUNG AVENUE<br>PLAINFIELD, NJ 07061                   | 117-125 NORTH AVENUE |
| 315   | 3        | 4A  | EAST SECOND STREET ASSOC., LLC<br>P O BOX 351<br>PLAINFIELD, N.J. 07061             | 122-28 E 2ND \$T     |
| 315   | 4        | 4A  | GAVETT PLACE PROPERTIES, L L C<br>675 GARFIELD AVE<br>JERSEY CITY, NJ 07305         | 130-34 E 2ND ST      |
| 315   | 6.01     | 15D | PLFD CENTER FOR ISLAMIC ENLIGHTMENT<br>141-151 NORTH AVENUE<br>PLAINFIELD, NJ 07060 | 141-51 NORTH AVE     |
| 315   | 8        | 4A  | PLAINFIELD CENTER FOR ISLAMIC ENL.<br>151 NORTH AVE<br>PLAINFIELD, NJ 07060         | 137-39 NORTH AVE     |
| 315   | 9        | 4A  | HOMYARDO, L.L.C. % BILL HOMER<br>PO BOX 351<br>PLAINFIELD, NJ 07060                 | 127-35 NORTH AVE     |
| 315   | 10       | 4A  | 221 PARK AVENUE ASSOCIATES L L C<br>724 AMMELL RD<br>HILLBOROUGH, NJ 08844          | 107-15 NORTH AVE     |
| 315   | 11       | 4A  | 221 PARK AVE ASSOCIATES LLC<br>724 AMMELL ROAD<br>HILLSBOROUGH, N J 08844           | 215-23 PARK AVE      |
| 315   | 12       | 4A  | ANGEFILL L C<br>5 MOUNTAIN AVE<br>NO PLAINFIELD, N J 07060                          | 211-13 PARK AVE      |
| 315   | 13       | 4A  | CIRCA 1886 MARSH BLDG, L.L.C.<br>203 PARK AVE STE 3<br>PLAINFIELD, N J 07060        | 201-09 PARK AVE      |
| 401   | 1        | 5B  | NEW JERSEY TRANSIT CORP<br>PO BOX 10009<br>NEWARK, N J 07101                        | RAILROAD-MAIN STEM - |
| 840   | 6        | 15F | NEW JERSEY TRANSIT CORP<br>PO BOX 10009<br>NEWARK, N J 07101                        | 123-41 E 4TH ST      |
| 840   | 13       | 4A  | 315 PARK, LLC<br>P.O BOX 32190<br>NEWARK, NJ 07102                                  | 315-23 PARK AVE      |
| 840   | 14       | 4A  | TINICO D. LLC<br>223 CEDARBROOK AVE<br>S.PLAINFIELD, NJ 07080                       | 116-24 DEPOT PARK    |
| 840   | 15.01    | 4A  | 307-13 PARK AVENUE LLC<br>200 E MAIN ST<br>SOMERVILLE, NJ 08876                     | 307-13 PARK AVENUE   |

#### UTILITY COMPANIES

American Water SSC P.O Box 5627 Cherry Hill, NJ 08034

Public Service Electric & Gas Company Manager- Corporate Properties 80 Park Plaza, T6B Newark, NJ 07102

Bell Atlantic NJ 540 Broad Street Newark, NJ 07102

Plainfield Municipal Utilities Authority 127 Roosevelt Avenue Plainfield, NJ 07060

Comcast Cablevision 73 Rock Avenue Plainfield, NJ 07063

AT&T 2315 Salem Road Conyers, Ga. 30013 Attn: Nancy Pence

# EXHIBIT "C"

495 Union Avenue, P.O. Box 7 Middlesex, New Jersey 08846 Counsellors at Law Vastola & Sullivan USPS Tracking/Article Number

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Michael J. McHale

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| Fee    |        |       |       |         |         |            | Sender if<br>COD | Value    | if Registered  | Charge   | _                                     |                               |   |   | G  |
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PS Form 3877, April 2015 (Page 1 of 2)

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## EXHIBIT "D"

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#### Classified Ad Receipt (For Info Only - NOT A BILL)

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SULLIVAN & FACKELMAN

Address:

495 UNION AVE STE 2

MIDDLESEX NJ 08846

USA

Run Times: 1

Run Dates: 05/22/20

Text of Ad:

NOTICE OF PUBLIC HEARING CITY OF PLAINFIELD PLANNING BOARD

NOTICE is hereby given that 118 North Holdings LLC has applied to the Planning Board of the City of Plainfield for preliminary and final major Site Plan, Variance and waiver approval with regard to the below described premises. The applicant seeks preliminary and final major site plan approval to renovate the existing building for continued retail use on the first floor and to convert the use of the second floor to a two (2) bedroom residential apartment. There are several existing and/or proposed variance conditions associated with this application for which the applicant requests approval as follows:

Required 5000 sf 50' Existing and/or Proposed 1081 sf 19.13' Lot area
Lot width
Lot depth
Lot frontage
Rear yard setback
Improvable area 50' 100' 50' 10' 2700 36' 68.01' 19.13' 0' 938 16.16' 0 spaces 100% 100% Improvable area – circle Parking Building cover Lot cover 5 spaces 75% 90%

In addition, the applicant is requesting variance/waiver approval with regard to any other matter deemed appropriate or necessary by the Board.

The property in question is located at:

Block: 314 Lot(s): 4

Street Address: 118 North Avenue, Plainfield, NJ

The Plainfield Planning Board will conduct a virtual public hearing on this matter on Thursday, June 4, 2020 at 7:00 p.m.

Any person or persons affected by this application will have an opportunity to present any objections to or offer comments on the proposed development. The Board does, however, have the right to exclude repetitious testimony. It is requested that anyone who anticipates undertaking cross-examination, introducing evidence and/or making public comment on any application advise the Board Secretary by email or phone in advance of the virtual meeting date. Please supply your name, address and the telephone number at which you may be reached on the night of the meeting in the event that you do not have the ability to access the meeting remotely by computer. The purpose of this notification is to ensure that any additional documents to be identified or referenced at the virtual meeting can be available for review by all participants and members of the public. Nothing in this paragraph shall limit or block the ability of any member of the public to make inquiries; or offer comment or opinion on any application based upon the testimony and exhibits proffered by an applicant at the virtual meeting.

Members of the public who wish to attend the meeting can choose one of the following options:

1. Computer/Mobile Device (by entering the link):

https://zoom.us/j/96900711068?pwd=eFZFd3VEdTk5MG45MnRWTI YyRyt5UT09 Webinar ID: 969 0071 1068 Password: pl2020

If logging in to Zoom via Computer or Mobile Device for the first time, please allow a few extra minutes to install the program (if using a computer) or application (if using a mobile device).

Telephone (for a higher quality, dial a number based upon your current location):

US: +1 312 626 6799; or +1 646 558 8656; or +1 301 715 8592; or +1 346 248 7799; or +1 669 900 9128; or +1 253 215 8782

Webinar ID: 969 0071 1068 Password: 436143

Please contact the Roard Secretary at least two (2) days in advance

3600 Highway 66, Neptune, NJ 07753

0004201343 Ad No.:

**Pymt Method** Invoice

> Net Amt: \$133.90

No. of Affidavits: 1 of the meeting if you need assistance in order to access the virtual meeting.

Members of the public will be provided with instructions during the meeting on how to participate by asking questions and/or making comments during the public portions of the meeting and/or the hearing of each application.

Copies of the application materials, including any maps, plans and documents relating to the applications will be available at least ten (10) days prior to the hearing at the following web address:

https://plainfieldnj.gov/cms.aspx?page\_id=210&page\_name=Planning%20Board

If you do not have computer access or are otherwise unable to access the application and supporting documents online, please contact the Board Secretary to make other arrangements to inspect same.

The contact information for the Board Secretary is as follows: Rosalind Miller, Board Secretary, City of Plainfield, phone: (908) 753-3486; and email: rosalind.miller@plainfieldnj.gov. In the event that the Board Secretary is not available to immediately answer the telephone, please leave a message and also call back during regular business hours.

Dated: May 19, 2020

Vastola & Sullivan By: /S/ John J. Sullivan, Jr. Attorney for the Applicant 495 Union Avenue, Suite 2D Middlesex, New Jersey 08846 (732) 560-0888

(\$98.90)

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