

**PLANNING BOARD
CITY OF PLAINFIELD**

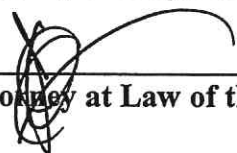
**STATE OF NEW JERSEY
COUNTY OF MIDDLESEX**

AFFIDAVIT OF SERVICE

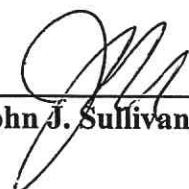
John J. Sullivan, Jr., Esquire, of full age, being duly sworn according to law, deposes and says, that he maintains offices at 495 Union Avenue, in the Borough of Middlesex, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Planning Board, City of Plainfield, 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 notified (Exhibit "B") are attached to this affidavit. Copies of the mailing receipts are attached as Exhibit "C" and original proof of publication is attached as Exhibit "D."

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.

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



Attorney 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=eFZFd3VEdTk5MG45MnRWTIYyRytSUT09>

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.

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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

A handwritten signature in black ink, appearing to read "Tracy Bennett", with a large, stylized circular flourish at the end.

Tracy Bennett, C.T.A.
Tax Assessor

OWNER & ADDRESS REPORT

PLAINFIELD

05/22/20 Page 1

BLOCK 314 LOT 4
118-20 NORTH AVENUE

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION |
|-------|------|------|-----|--|--------------------|
| 101 | 1 | | 4A | MC HALE, MICHAEL J 300-02 PARK AVE PLAINFIELD, NJ 07060 | 300-02 PARK AVE |
| 101 | 2 | | 4C | PINNACLE PROPERTY MANAGEMENT LLC 5 MOUNTAIN BLVD #6 WARREN, NJ 07059 | 304-10 PARK AVE |
| 245 | 7.01 | | 4A | 202 PARK AVE PROPERTY LLC 675 GARFIELD AVENUE JERSEY CITY, N J 07305 | 200-212 PARK AVE |
| 245 | 7.02 | | 4A | CERTIFIED GREEN PROP.1,LLC 675 GARFIELD AVE JERSEY CITY, NJ 07305 | 214-24 PARK AVENUE |
| 245 | 8 | | 4A | NEXT STEP TO COLLINS AVE, L L C 675 GARFIELD AVE JERSEY CITY, NJ 07305 | 226-32 PARK AVE |
| 245 | 9 | | 4A | PARAMOUNT PROPERTIES 236 PARK, LLC P O BOX 32190 NEWARK, NJ 07102 | 234-38 PARK AVE |
| 245 | 10 | | 4A | 202 PARK AVE PROPERTY LLC 675 GARFIELD AVE JERSEY CITY NJ 07305 | 240-46 PARK AVE |
| 314 | 1 | | 4A | 100-110 NORTH AVENUE LLC 675 GARFIELD AVE JERSEY CITY, NJ 07305 | 100-10 NORTH AVE |
| 314 | 2 | | 4A | MENDOZA, YOLANDA & PAREDES, ALEX 112 NORTH AVE PLAINFIELD NJ 07060 | 112 NORTH AVE |
| 314 | 3 | | 4A | PAREDES, YOLANDA C 114 NORTH AVE PLAINFIELD, NJ 07060 | 114-16 NORTH AVE |
| 314 | 4 | | 4A | 118 NORTH HOLDINGS LLC 118-20 NORTH AVE PLAINFIELD, NJ 07060 | 118-20 NORTH AVE |
| 314 | 5 | | 4A | INTERNATIONAL GROUP HOLDING LLC 122-24 NORTH AVE PLAINFIELD, NJ 07060 | 122-24 NORTH AVE |
| 314 | 6 | | 4A | LECAROS, LOUIS & DEBORAH 5144 CUSTEN ST PISCATAWAY, N J 08854 | 126-28 NORTH AVE |
| 314 | 7 | | 4A | ARKAD COMMERCIAL HOLDINGSII LIMITED 107 PARK AVE PLAINFIELD, NJ 07060 | 130-32 NORTH AVE |
| 314 | 8 | | 4A | 134-136 NORTH AVENUE LLC 675 GARFIELD AVE JERSEY CITY, NJ 07305 | 134-36 NORTH AVE |
| 314 | 9 | | 4A | 138-144 NORTH AVENUE LLC 675 GARFIELD AVE JERSEY CITY, NJ 07305 | 138-44 NORTH AVE |
| 314 | 10 | | 4A | 146 NORTH HOLDINGS LLC 470 BROADWAY #338 BAYONNE, NJ 07002 | 146-52 NORTH AVE |
| 315 | 1 | | 4A | CIRCA 1886 MARSH BLDG, LLC 203 PARK AV, SUITE 3 PLAINFIELD, N J 07060 | 108-12 E 2ND ST |
| 315 | 2 | | 4A | 114 EAST SECOND STREET, LLC 114 E 2ND ST PLAINFIELD, NJ 07060 | 114-20 E 2ND ST |

OWNER & ADDRESS REPORT

PLAINFIELD

05/22/20 Page 2

BLOCK 314 LOT 4
118-20 NORTH AVENUE

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

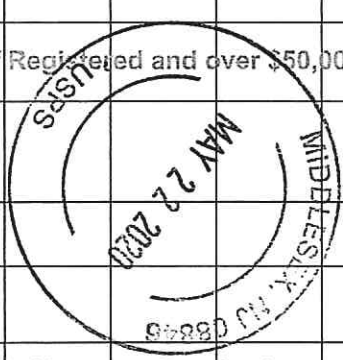
EXHIBIT “C”



Firm Mailing Book For Accountable Mail

Vastola & Sullivan
Counsellors at Law
495 Union Avenue, P.O. Box 7
Middlesex, New Jersey 08846

| Name and Address of Sender | | Check type of mail or service | | Affix Stamp Here (If issued as an international certificate of mailing or for additional copies of this receipt), Postmark with Date of Receipt. | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|---|--|----------------------------|--|---------------|--|-------------------|--|---------|--|----------|--|--------|--|--------|--|--------|--|----------|--|--------|--|
| USPS Tracking/Article Number | | <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail | | <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery | | | | | | | | | | | | | | | | | | | | | |
| Addressee (Name, Street, City, State, & ZIP Code™) | | Postage (Extra Service) Fee | | Handling Charge | | Actual Value if Registered | | Insured Value | | Due Sender if COD | | ASR Fee | | ASRD Fee | | RD Fee | | RR Fee | | SC Fee | | SCRD Fee | | SH Fee | |
| 1. Michael J. McHale 300-02 Park Avenue Plainfield NJ 07060 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. Pinnacle Property Management LLC 5 Mountain Blvd #6 Warren NJ 07059 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. 202 Park Ave Property LLC 675 Garfield Avenue Jersey City NJ 07305 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. Certified Green Prop. 1, LLC 675 Garfield Avenue Jersey City NJ 07305 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. Next Step to Collins Ave, LLC 675 Garfield Avenue Jersey City NJ 07305 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. Paramount Properties 236 Park LLC PO Box 32190 Newark NJ 07102 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. 100-110 North Avenue LLC 675 Garfield Avenue Jersey City NJ 07305 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. Yolanda Mendoza & Alex Paredes 112 North Avenue Plainfield NJ 07060 | | | | | | | | | | | | | | | | | | | | | | | | | |

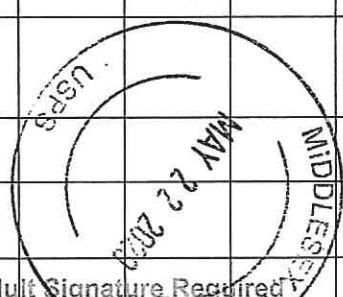




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|------------------------------|--------------------------|--|---|--|---------------------|-----------------|----------------------------|---------------|-------------------|---------|----------|--------|--------|--------|----------|--------|
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| 1. | 7020 0090 0001 6371 2631 | Yolanda C. Paredes | 114 North Avenue Plainfield, NJ 07060 | | | | | | | | | | | | | |
| 2. | 7020 0090 0001 6371 2648 | 118 North Holdings LLC | 118-20 North Avenue Plainfield, NJ 07060 | | | | | | | | | | | | | |
| 3. | 7020 0090 0001 6371 2655 | International Group Holding LLC | 122-24 North Ave Plainfield, NJ 07060 | | | | | | | | | | | | | |
| 4. | 7020 0090 0001 6371 2662 | Louis & Deborah LeCaros | 5144 Custer Street Piscataway, NJ 08854 | | | | | | | | | | | | | |
| 5. | 7020 0090 0001 6371 2679 | Arkad Commercial Holdings II Limited | 107 Park Ave Plainfield, NJ 07060 | | | | | | | | | | | | | |
| 6. | 7020 0090 0001 6371 2686 | 134-136 North Avenue LLC | 675 Garfield Ave Jersey City, NJ 07305 | | | | | | | | | | | | | |
| 7. | 7020 0090 0001 6371 2693 | 138-144 North Avenue LLC | 675 Garfield Ave Jersey City, NJ 07305 | | | | | | | | | | | | | |
| 8. | 7020 0090 0001 6371 2705 | 146 North Holding LLC | 470 Broadway #338 Bayonne, NJ 07002 | | | | | | | | | | | | | |





UNITED STATES
POSTAL SERVICE®

Firm Mailing Book For Accountable Mail

Vastola & Sullivan
Counsellors at Law
495 Union Avenue, P.O. Box 7
Middlesex, New Jersey 08846

Name and Address of Sender

Check type of mail or service

☐ Adult Signature Required ☐ Priority Mail Express
☐ Adult Signature Restricted Delivery ☐ Registered Mail
☐ Certified Mail ☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation
☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail
☐ Priority Mail

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Affix Stamp Here
(If issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.

Postage (Extra Service) Fee

Handling Charge

Actual Value

Insured Value

Due Sender if COD

ASR Fee

ASRD Fee

RD Fee

RR Fee

SC Fee

SCRD Fee

SH Fee

1.

7020 0090 0001 6371 271b

Circa 1886 Marsh Bldg, LLC
203 Park Ave Suite 3
Plainfield NJ 07060

2.

7020 0090 0001 6371 2723

114 East Second Street LLC
114 E. 2nd St
Plainfield NJ 07060
515 Warchung Avenue
Plainfield NJ 07061

3.

7020 0090 0001 6371 2730

East Second Street Assoc, LLC
PO Box 351
Plainfield NJ 07061

4.

7020 0090 0001 6371 2747

Gavett Place Properties LLC
675 Garfield Avenue
Jersey City NJ 07305

5.

7020 0090 0001 6371 2754

PIED Center for Islamic Enlightenment
141-151 North Avenue
Plainfield NJ 07060

6.

7020 0090 0001 6371 2761

Plainfield Center for Islamic Enl.
151 North Avenue
Plainfield NJ 07060

7.

7020 0090 0001 6371 2778

Homavardo, L.L.C. c/o Bill Hemmer
PO Box 351
Plainfield NJ 07060

8.

7020 0090 0001 6371 2785

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

PS Form 3877 April 2015 (Page 1 of 2)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



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Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

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Addressee (Name, Street, City, State, & ZIP Code™)

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additional copies of this receipt),
Postmark with Date of Receipt.

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|--------------------------------------|--------------------|-------------------------------|------------------|-------------------------|------------|-------------|-----------|-----------|-----------|-------------|-----------|
|--------------------------------------|--------------------|-------------------------------|------------------|-------------------------|------------|-------------|-----------|-----------|-----------|-------------|-----------|

1. 7020 0090 0001 6371 2792

221 Park Avenue Associates LLC
724 Amwell Road
Hillsborough NJ 08844

2. 7020 0090 0001 6371 2808

Angelill, LLC
5 Mountain Avenue
No Plainfield NJ 07060

3. 7020 0090 0001 6371 2815

315 Park, LLC
PO Box 32190
Newark NJ 07102

4. 7020 0090 0001 6371 2822

Trinco D LLC
223 Cedarbrook Ave
S Plainfield NJ 07080

5. 7020 0090 0001 6371 2839

307-13 Park Avenue LLC
200 E Main Street
Somerville NJ 08876

6. 7020 0090 0001 6371 2853

New Jersey Transit Corp
O Box 10009
Newark NJ 07101

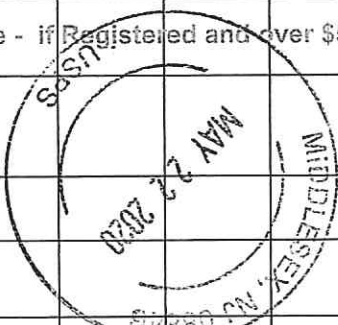
7. 7020 0090 0001 6371 2860

American Water SSC
PO Box 5627
Cherry Hill NJ 08034

8. 7020 0090 0001 6371 2877

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

Handling Charge - if Registered and over \$50,000 in value



Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

Postmaster, Per (Name of receiving employee)

EXHIBIT “D”

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

Customer: SULLIVAN & FACKELMAN

Ad No.: 0004201343

Address: 495 UNION AVE STE 2
MIDDLESEX NJ 08846
USA

Pymt Method: Invoice

Net Amt: \$133.90

Run Times: 1

No. of Affidavits: 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:

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Webinar ID: 969 0071 1068
Password: pl2020

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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.

3600 Highway 66, Neptune, NJ 07753

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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)

0004201343-01