



CAULFIELD ASSOCIATES, LLP.

PROFESSIONAL LAND SURVEYORS

132 MADISON STREET
HOBOKEN, NEW JERSEY 07030

Telephone: (201) 792-0445

FAX: (201) 792-7714

www.surveynj.com

DESCRIPTION

BEGINNING at a point in the easterly line of Palisade Avenue, a distance of 85.00 feet northerly from its intersection formed by the northerly line of Dodd Street with the easterly line of Palisade Avenue, said point being opposite the center of a party wall standing partly on the premises being described and partly on the premises adjoining the south and running thence:

- (1) S-60°-00'-E, to thru and beyond the center of said party wall, a distance of 100.00 feet to a point, thence
- (2) N-30°-00'-E, and parallel to Palisade Avenue a distance of 20.00 feet to a point, thence
- (3) N-60°-00'-W, and parallel to Dodd Street, a distance of 100.00 feet to a point in the easterly line of Palisade Avenue, thence
- (4) S-30°-00'-W, and along the easterly line of Palisade Avenue a distance of 20.00 feet to a point, said point being the point or place of beginning.

Known as Lot 5 in Block 23 as shown on the Official Tax Assessment Map for the Township of Weehawken, Hudson County, NJ, and more commonly known as No. 2508 Palisade Avenue, Weehawken, New Jersey.

The above description was drawn in accordance with a survey of the site prepared by Caulfield Associates, LLP, dated August 16, 2021.

#710 Rec'd 7/19/12

APPLICATION
TOWNSHIP OF WEEHAWKEN
PLANNING BOARD/BOARD OF ADJUSTMENT

1. Applicant's Name: Jose Cabrera
Address: 2508 Palisade Avenue
Weehawken, NJ 07087
Phone Number: _____

If Applicant is a corporation or partnership, attach a list of the names and addresses of all shareholders or partners who hold an interest of ten percent (10%) or greater.

2. Applicant's Attorney: Bianca P. Pereiras, Esq.
Address: 1116 Summit Avenue
Union City, New Jersey 07087
Phone Number: 201-616-7665

3. Location of Subject Property:
Block: 23 Lot: 5
Street _____
Address: 2508 Palisade Avenue, Weehawken, New Jersey 07086

4. Record Owner of Subject Property:
5. Name: Jose Cabrera
Address: 2508 Palisade Avenue, Union City, NJ 07087
Phone Number: 201-616-7665

6. Description of Subject Property:
Lot Dimensions and Area: 20X100FT / 2,000.00SQ FT
Existing Structures, if any: Commercial space used as a bakery
Existing Use: Commercial space used as a bakery
Zoning District: R3 Zone (one, two & three family residence and townhouses)

7. Type of Application (check all applicable items):

- Minor Site Plan
- Minor Subdivision
- Major Site Plan
- Major Subdivision
- Variance
- Conditional Use
- Planned Development
- Curb Cut

710 Rec'd 7/19/12

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 Curb Cut

APPLICATION
TOWNSHIP OF WEEHAWKEN
PLANNING BOARD/BOARD OF ADJUSTMENT

8. Name of licensed N.J. architect and/or engineer who prepared the plans: _____

Manuel Pereiras, AIA

Address: 1116 Summit Avenue, Union City, NJ 07087

Phone Number: 201-616.7665

9. Description of Proposal (i.e., type and dimensions of proposed construction; number of proposed dwelling units; amount of proposed no-residential floor area and type of use; number of on-site parking spaces; number, dimensions, and area of proposed new lots; number of employees, if any; proposed hour of operation, if applicable; variance relief requested):

Applicant proposes change of use, bakery to become a pizzeria

10. Have there been any previous applications, requests or appeals to this or any other Township Boards or the Construction Official involving the same property?
If yes, state the nature, date, and disposition of the previous matter.

Not to our knowledge.

11. Describe any existing or proposed deed restrictions affecting this property. If deed restrictions are proposed, attach a copy of the proposed document.

None.



BIANCA P. PEREIRAS, ESQ.

ATTORNEY FOR APPLICANT, JOSE CABRERA

Dated: 7/15/2021

JOSE C CABRERA
211 39TH ST APT 1
UNION CITY NJ 07087-4698

142
85-33/212 NJ
80888

4-29-21 Date

Pay to the Order of Township of Weehawken \$ 175.00

One hundred and Seventy Five Dollars

Bank of America 

ACH R/T 021200339

For 2508 Palisade Ave



⑆021200339⑆ 3810347326071⑆0142



TOWNSHIP OF WEEHAWKEN
NEW JERSEY

MUNICIPAL BUILDING
400 PARK AVENUE
WEEHAWKEN, NEW JERSEY 07086

AFFIDAVIT OF TAX STATUS

DATE: 5-4-2021

PROPERTY LOCATION 2508 PALISADE AVE

BLOCK # 23

LOT # 5

QUAL # ---

OWNER: VENEZIA PALISADES LLC

TAX STATUS: CURRENT

FEE: \$10.00

ORDINANCE # 16-1995

*I verify that this information accurately reflects
municipal tax records.*

Tax Collector
Weehawken Township
Hudson County



[Signature]
Assistant to the Tax Collector/
Deputy Collector

CERTIFICATION AS TO PUBLICATION AND SERVICE
Township of Weehawken Board of Adjustment

I, Bianca P. Pereiras, being of full age hereby state:

1. I am an attorney at law of New Jersey and am employed with the Law Offices of Bianca P. Pereiras, 1116 Summit Avenue, Union City, New Jersey 07087, attorneys for Jose Cabrera, the applicant, for property identified as 2508 Palisade Ave, Weehawken, NJ 07087.
2. The public hearing has been scheduled for Tuesday, October 12, 2021, this meeting will be conducted via the internet.
3. With regard to public notice, the undersigned obtained a radius list from the Township of Weehawken and the City of Union City Tax Assessor listing all property owners and interested parties within 200 feet of the subject property, as well as listing of all utility companies and other interested parties that are entitled to a notice of the hearing.
4. On October 2, 2021 this office mailed to all property owners on the Township of Weehawken and the City of Union City Radius List within 200 feet of the subject property and to all of the utility companies, and other interested parties entitled to Notice by certified mail, a Notice of Public Hearing for the Union City Board of Adjustment. The applicant seeks a (d)1 use variance as only one, two and three families are permitted within the R3 Zone. Applicant also seeks variance relief pursuant to N.J.S.A. 40:55D-70(c) as to minimum lot area, minimum lot width, minimum side yard, off street parking and front yard landscaping. The Applicant is also seeking such additional relief, other variances, exceptions, approvals, permits, or waivers from or pursuant to the Ordinance, including waivers of design standards and/or submission requirements, as may be determined to be necessary to develop the Premises in the manner indicated in the application, plans and materials. **All certified mail receipts and signature cards are attached hereto.**
5. With regard to the requirement for publication in a newspaper of general circulation, the notice was published on October 2, 2021 and is attached hereto.



Bianca P. Pereiras, Esq.

**TOWNSHIP OF WEEHAWKEN BOARD OF ADJUSTMENTS
PUBLIC NOTICE**

Applicant: Jose Cabrera
Property: 2508 Palisade Ave, Weehawken
Block: 23
Lots: 5

PLEASE TAKE NOTICE that on Tuesday, October 12 , 2021, at 7:00 p.m., a hearing will be held before the Township of Weehawken Board of Adjustments on the application of the undersigned for site plan approval and variance and/or other relief to convert a bakery into a pizzeria. The property is located at 2508 Palisade Ave, also known as Block 23, Lot 5 in the R3 Zone.

The applicant seeks a (d)1 use variance as only one, two and three families are permitted within the R3 Zone. Applicant also seeks variance relief pursuant to N.J.S.A. 40:55D-70(c) as to minimum lot area, minimum lot width, minimum side yard, off street parking and front yard landscaping. The Applicant is also seeking such additional relief, other variances, exceptions, approvals, permits, or waivers from or pursuant to the Ordinance, including waivers of design standards and/or submission requirements, as may be determined to be necessary to develop the Premises in the manner indicated in the application, plans and materials.

All documents pertaining to this application have been filed with the Board at the Municipal Building, and may be inspected during normal business hours. Due to the COVID-19 State of Emergency, this public hearing shall be a virtual meeting, conducted via the internet. The Public (and their counsel, if applicable) can participate by viewing the proceedings and being able to ask questions of the experts providing testimony and/or make public comments on the application, via the Internet, the link is as follows for the Virtual Meeting: <https://global.gotomeeting.com/join/538975749>. Alternatively, the public (and, if applicable, their counsel) is invited to call in (and listen only) to the meeting by dialing +1 (224) 501-3412, Access Code: 538-975-749. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Township od Weehawken Board of Adjustments.

Prepared By: Bianca P. Pereiras, Esq.
Law Offices of Bianca P. Pereiras, LLC
1116 Summit Avenue
Union City, New Jersey 07087
Tel. 201-616-7665

Ad Content Proof

TOWNSHIP OF WEEHAWKEN
BOARD OF ADJUSTMENTS
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Prepared By: Bianca P. Pereiras, Esq.
Law Offices of Bianca P. Pereiras, LLC
1116 Summit Avenue
Union City, New Jersey 07087

Tel. 201-616-7665

10/02/21

\$80.18

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9/29/2021

2:57PM

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1600 ADAMS ST

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City, St: _____ CABRERA 1

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540 BROAD ST

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City, Stat: _____ CABRERA 2

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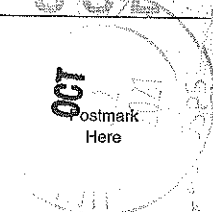
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Total P: PUBLIC SERVICE ELECTRIC CO

80 PARK AVE

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City, St: _____ CABRERA 3

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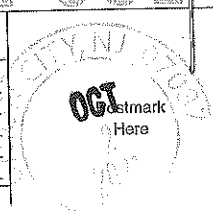
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City: _____ CABRERA 4

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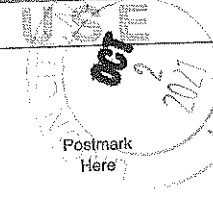
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116-118 48TH STREET

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City, S: _____ CABRERA 5

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2504 PALISADE AVE
WEEHAWKEN, NJ 07086

City, State CABRERA 16

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2510-2512 PALISADE AVE
WEEHAWKEN, NJ 07086

City, State CABRERA 18

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2516 PALISADE AVE
WEEHAWKEN, NJ 07086

City, State CABRERA 20

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113-115 DODD ST
WEEHAWKEN, NJ 07086

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219 JANE ST
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217 JANE ST
WEEHAWKEN, NJ 07086

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13 BARLEY CT
PLAINSBORO, NJ 08536

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2514 PALISADE AVE
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4918 16TH STREET N
ARLINGTON, VA 22205

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BERAS, VICTOR
215 JANE ST
WEEHAWKEN, NJ 07086
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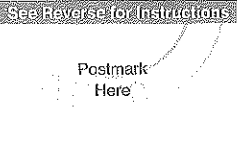
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RASCH, DAVID N
212 DODD ST
WEEHAWKEN, NJ 07086
CABRERA 28

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CONTRERAS, FLORENCE & ALEMAN,
MARTHA
216 DODD ST
WEEHAWKEN, NJ 07086
CABRERA 30

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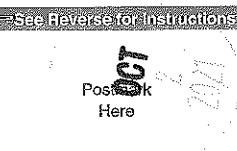
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City, Sta \$

SOLLECITO MARIA
220 DODD ST
WEEHAWKEN, NJ 07086
CABRERA 32

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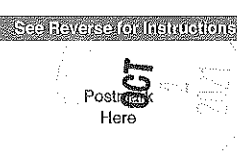
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Adult Signature Restricted Delivery \$



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City, Sta \$

KONSTANTINIDIS, IRENE & GARCIA,
ROBERTO
333 STILLWELL PLACE
RIDGEWOOD, NJ 07450
CABRERA 34

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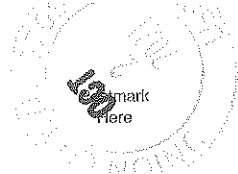
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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Po \$

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Street a \$

City, Sta \$

KEENE, KRIS & ROTHERMEL
213 JANE ST
WEEHAWKEN, NJ 07086
CABRERA 27

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Extra Services & Fees (check box, add fee as appropriate)

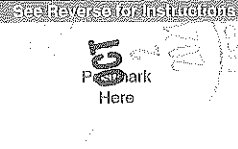
Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Po \$

Sent To \$

Street a \$

City, Sta \$

NOREN, MIRIAM & HERBERT
214 DODD ST
WEEHAWKEN, NJ 07086
CABRERA 29

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

Extra Services & Fees (check box, add fee as appropriate)

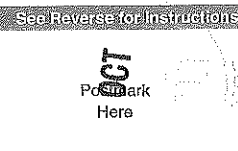
Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Po \$

Sent To \$

Street a \$

City, Sta \$

BAJPAI, PRAVESH & AGNIHOTRY,
AISHWARYA
218 DODD ST
WEEHAWKEN, NJ 07086
CABRERA 31

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

Extra Services & Fees (check box, add fee as appropriate)

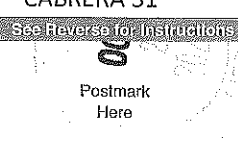
Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Po \$

Sent To \$

Street a \$

City, Sta \$

PIACENTINO, YOLANDA
222 DODD ST
WEEHAWKEN, NJ 07086
CABRERA 33

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

Extra Services & Fees (check box, add fee as appropriate)

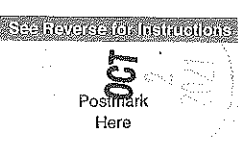
Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Po \$

Sent To \$

Street a \$

City, Sta \$

DONNELLY, DENISE
226 DODD ST
WEEHAWKEN, NJ 07086
CABRERA 35

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



TOWNSHIP OF WEEHAWKEN
NEW JERSEY

MUNICIPAL BUILDING
400 PARK AVENUE
WEEHAWKEN, NEW JERSEY 07086
Telephone: 201-319-6005
Facsimile: 201-319-0112

LIST OF PROPERTY OWNERS TO BE SERVED NOTICE WITHIN 200 FEET OF BELOW OWNER'S PROPERTY

3801 PARK AVENUE
BLOCK 228 LOT 19.01
UNION CITY, NJ

Date of List

January 26, 2021

Requestor's Name

Bianca P. Pereiras, Esq.m

I certify that the following pages are an accurate and complete list of the property owners within 200 feet of the above Block and Lot numbers, as per tax list and tax map. All marked property owners must be notified pursuant to the requirements of N.J.S.A. 40.55D-12. This list has been prepared from the most recent tax rolls. Please note that this list is only valid within 90 days from the date of this letter. This property is within 200 Feet of Union City, please contact this Municipality for the property owners within 200 Feet.

William Yirce, CTA, Tax Assessor
400 Park Avenue
Weehawken, NJ 07086
Phone # 201-319-6016

TOWNSHIP OF WEEHAWKEN
NEW JERSEY

MUNICIPAL BUILDING
400 PARK AVENUE
WEEHAWKEN, NEW JERSEY 07088

LIST OF PUBLIC UTILITIES TO BE NOTIFIED
UNDER THE MUNICIPAL LAND USE N.J.S.A. 40:55D-12

Verizon
540 Broad Street
Newark, NJ 07101
Attn: Corporate Secretary

Public Service Electric & Gas Co.
80 Park Plaza
Newark, NJ 07101
Attn: Corporate Secretary

Suez Water New Jersey, Inc.
461 From Road, Suite 400
Paramus, NJ 07652
Attn: Corporate Secretary

North Hudson Sewage Authority
1600 Adams Street
Hoboken, NJ 07030
Attn: Corporate Secretary

Cablevision (Optimum)
116-118 48th Street
Union City, NJ 07087

OWNER & ADDRESS REPORT

WEEHAWKEN

09/24/21 Page 1

200 FOOT LIST AS OF SEPTEMBER 23, 2021
BLOCK 23 LOT 5 - 2508 PALISADE AVENUE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
21	6		4C	MOGNI, ROBERT & THERESA 798 STELLA CT PARAMUS, NJ 07652	2410 PALISADE AVE	
21	7		2	MORIN, JUAN & MONICA TRUSTEES 2412 PALISADE AVE WEEHAWKEN, NJ 07086	2412 PALISADE AVE	
21	8		4A	EROL & DILAN REALTY LLC 267 FOREST RD FORT LEE NJ 07024	2414 PALISADE AVE	
21	9		2	TRATTOU, JUSTIN 140 SHIPPEN ST WEEHAWKEN, NJ 07086	227 DODD ST	
21	10		2	BEJERANO, MARIANA 225 DODD ST WEEHAWKEN, NJ 07086	225 DODD ST	
21	11		2	DETTE, CHRISTINE MARIE 223 DODD ST WEEHAWKEN, N J 07086	223 DODD ST	
21	12		2	RANA, ANGELA & HARRIGAN, DENNIS 221 DODD ST WEEHAWKEN, NJ 07086	221 DODD ST	
21	13		2	BILLEAUD, NICOLAS & CYNTHIA P.O. BOX 9023009 SAN JUAN PR 00902	219 DODD ST	
23	1		4A	HAMMAN & CHO NJ LLC P.O. BOX 212 EDGEWATER, NJ 07020	2500 PALISADE AVE	
23	2		4A	MARIA SALOON, INC 2502 PALISADE AVE WEEHAWKEN, NJ 07086	2502 PALISADE AVE	
23	3		4A	2504 PALISADE AVE, LLC. 2504 PALISADE AVE WEEHAWKEN, NJ 07086	2504 PALISADE AVE	
23	4		4A	KALYANI, NIYAZMOHAMMAD&SARVARIBEGUM 13 BARLEY CT PLAINSBORO, NJ 08536	2506 PALISADE AVE	
23	6		2	LORENZ, MARK R & MARGARET D 2510 2512 PALISADE AVE WEEHAWKEN N J 07086	2510-2512 PALISADE A	
23	7.01		2	PERALTA, VICTOR ANDRESS 2514 PALISADE AVE WEEHAWKEN, NJ 07086	2514 PALISADE AVE	
23	7.02		2	KURGES, JEFFREY & YAMAGISHI, ANGELINE 2516 PALISADE AVE WEEHAWKEN, NJ 07086	2516 PALISADE AVE	
23	8		2	SADLER, NEIL A & STEPHANIE 4918 16TH STREET N ARLINGTON, VA 22205	227 JANE ST	
23	9		2	RODRIGUEZ, JOEL & YOLANDA 113-115 DODD ST. WEEHAWKEN N J 07086	225 JANE ST	
23	10		2	RODRIGUEZ, JOEL & YOLANDA 113 DODD ST WEEHAWKEN N J 07086	223 JANE ST	
23	11		15F	221 JANE ST.CONDO ASSOC. INC 221 JANE ST WEEHAWKEN, NJ 07086	221 JANE ST	

OWNER & ADDRESS REPORT

WEEHAWKEN

09/24/21 Page 2

200 FOOT LIST AS OF SEPTEMBER 23, 2021
BLOCK 23 LOT 5 - 2508 PALISADE AVENUE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
23	11	C0001	2	221 JANE ST. CONDO ASSOC. INC. 206 HUDSON STREET HOBOKEN, NJ 07030	221 JANE STREET #1	
23	11	C0002	2	ELANGBAWY, OMAR & ZUHEIDI 221 JANE STREET #2 WEEHAWKEN, NJ 07086	221 JANE STREET #2	
23	11	C0003	2	YOO, SOPHIA 221 JANE STREET #3 WEEHAWKEN, NJ 07086	221 JANE STREET #3	
23	11	C0004	2	SCHEVE, CATHARINA MARIA 221 JANE ST #4 WEEHAWKEN, NJ 07086	221 JANE STREET #4	
23	12		2	MCGOWAN FRANCIS & ROSEANN 219 JANE ST WEEHAWKEN N J 07086	219 JANE ST	
23	13		2	BORTONE, VINCENT & ADRIANA 217 JANE ST WEEHAWKEN, NJ 07086	217 JANE ST	
23	14		2	BERAS, VICTOR 215 JANE ST WEEHAWKEN, NJ 07086	215 JANE ST	
23	15		2	KEENE, KRIS & ROTHERMEL 213 JANE ST WEEHAWKEN, NJ 07086	213 JANE ST	
23	27		2	RASCH, DAVID N 212 DODD ST WEEHAWKEN N J 07086	212 DODD ST	
23	28		2	NOREN, MIRIAM & HERBERT 214 DODD ST WEEHAWKEN N J 07086	214 DODD ST	
23	29		2	CONTRERAS, FLORENCE & ALEMAN, MARTHA 216 DODD ST WEEHAWKEN, NJ 07086	216 DODD ST	
23	30		2	BAJPAI, PRAVESH & AGNIHOTRY, AISHWARYA 218 DODD ST WEEHAWKEN, NJ 07086	218 DODD ST	
23	31		2	SOLLECITO MARIA 220 DODD ST WEEHAWKEN, NJ 07086	220 DODD ST	
23	32		2	PIACENTINO, YOLANDA 222 DODD ST WEEHAWKEN, NJ 07086	222 DODD ST	
23	33		2	KONSTANTINIDIS, IRENE & GARCIA, ROBERTO 333 STILLWELL PLACE RIDGWOOD, NJ 07450	224 DODD ST	
23	34		2	DONNELLY, DENISE 226 DODD ST WEEHAWKEN, NJ 07086	226 DODD ST	
27	1		15F	2600 PALISADE AVENUE CONDOS 2600 PALISADE AVENUE WEEHAWKEN, NJ 07086	2600 PALISADE AVENUE	
27	1	C0001	2	CRAIG, TODD & DOUGLAS, STEFANIE 2600 PALISADE AVENUE #1 WEEHAWKEN, NJ 07086	2600 PALISADE AVENUE	
27	1	C0002	2	TASKER, ANNABELLE 2600 PALISADE AVE #2 WEEHAWKEN, NJ 07086	2600 PALISADE AVE #2	

OWNER & ADDRESS REPORT

WEEHAWKEN

200 FOOT LIST AS OF SEPTEMBER 23, 2021
 BLOCK 23 LOT 5 - 2508 PALISADE AVENUE

09/24/21 Page 3

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
27	1	C0003	2	LEVY, ASAPH & VICTORIA VIRGO 6200 HUDSON AVE #509 WEST NEW YORK, NJ 07093	2600 PALISADE AVE #3	
27	2		2	GONZALEZ, ALEJANDRO 2602 PALISADE AVE WEEHAWKEN, NJ 07086	2602 PALISADE AVE	
27	3		2	NELLIS, DAVID & PULICE, FRANK 2604 PALISADE AVE WEEHAWKEN, NJ 07086	2604 PALISADE AVE	
27	34		2	STEPHENSON, DON & EMILY 222 JANE ST WEEHAWKEN, NJ 07086	222 JANE ST	
27	35		15F	LEBER, WALLACE & JOSEPHINE 224 JANE ST WEEHAWKEN, NJ 07086	224 JANE ST	
27	36		2	HU, ROGER 226 JANE ST WEEHAWKEN, NJ 07086	226 JANE ST	

OWNER & ADDRESS REPORT

WEEHAWKEN

01/26/21 Page 1

200 FOOT LIST AS OF JANUARY 26, 2021
BLOCK 228 LOT 19.01 - UNION CITY

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
46	3		4A	3708 PARK LLC & MT ROAD ASSOC L.P., 270 DEVON RD TENAFLY, NJ 07670	3708-3716 PARK AVE	
46	4		4C	CALHOUN HALL CO-OP CORP 47 MILL RD C/O JASCO MANG JERSEY CITY, NJ 07302	3718-3726 PARK AVE	
46	5		15C	TOWNSHIP OF WEEHAWKEN 400 PARK AVE WEEHAWKEN, NJ 07086	3800 PARK AVE	
46	8		2	GOODMAN, SHARI & POPL, BRUCE 159 EDGAR ST WEEHAWKEN N J 07086	159 EDGAR ST	
46	9		2	LEE, TOMAS & ENG, ILENE J 89 COLUMBIA TERRACE WEEHAWKEN, NJ 07086	157 EDGAR ST	
46	10		2	8517 2ND AVE, LLC, 115 RIVER ROAD SUITE 101 EDGEWATER, NJ 07020	155 EDGAR ST	
46	11		2	BODTMANN, ANTHONY H, DEBORAH, SONDR 153 EDGAR ST WEEHAWKEN, NJ 07086	153 EDGAR ST	
46	12		2	JAMES, CRYSTAL 151 EDGAR ST WEEHAWKEN, NJ 07086	151 EDGAR ST	
46	13		2	BROWN, ANNE S 149 EDGAR ST WEEHAWKEN, NJ 07086	149 EDGAR ST	
46	68		4A	TOWER PLAZA ASSN C/O L M ENTIN ASSO PO BOX 1700 LIVINGSTON, NJ 07039	4100-4106 PARK AVE	69

LIST OF PROPERTY OWNERS TO BE SERVED NOTICE
WITH IN 200 FEET OF BELOW OWNERS PROPERTY PLANNINGBOARD/ZONING BOARD OF THE CITY
OF UNION CITY

BLOCK 23 LOT 5 PROPERTY ADDRESS 2508 Palisade Ave - WH Side

Applicants Name & Address

Bianca P. Pereiras, LLC

1116 Summit Ave Union City, NJ 07087

PAYMENT METHOD:

CASH CHECK CREDIT/DEBIT CARD CHECKING ACCOUNT

RECEIPT: _____ AMOUNT CHARGED: \$10 CONTROL # 1207

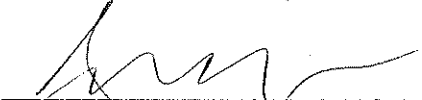
TRANSACTION # 3814714246 DATE RECEIVED 09/27/21 DATE COMPLETE 10/01/21

FAX: _____ MAIL: x PICK UP: _____ EMAIL: x TEL # 201-616-7665 FAX # _____

LIST OF PROPERTY OWNERS TO BE SERVED NOTICE
WITH IN 200 FEET OF BELOW OWNERS PROPERTY PLANNINGBOARD/ZONING BOARD OF THE CITY
OF UNION CITY

UTILITY	XXX	<u>NORTH HUDSON SEWER AUTHORITY</u>	<u>1600 ADAMS ST. HOBOKEN. NJ 07030</u>
UTILITY	XXX	<u>VERIZON</u>	<u>540 BROAD ST NEWARK, NJ 07101</u>
UTILITY	XXX	<u>PUBLIC SERVICE ELECTRIC CO.</u>	<u>80 PARK AVENUEN. NEWARK NJ 07101</u>
UTILITY	XXX	<u>SUEZ WATER</u>	<u>461 FROM RD.#400. PARAMUS. NJ 07652</u>

I CERTIFY THAT THE ABOVE IS AN ACCURATE AND COMPLETE LIST OF PROPERTY OWNER(S) AND ADDRESSES. THEY MUST BE GIVEN NOTICE PUSUANT TO THE REQUIREMENTS OF N.J.S.40.55D-12. THIS LIST HAS BEEN PREPARED FROM THE MOST RECENT TAX ROLLS.(SEE ATTACHED SHEET FOR ADDITIONAL NAMES)


Sal A. Bonaccorsi, Tax Assessor

Date 10/11/21

All properties in this variance request are from Union City Side.

OWNER & ADDRESS REPORT

UNION CITY

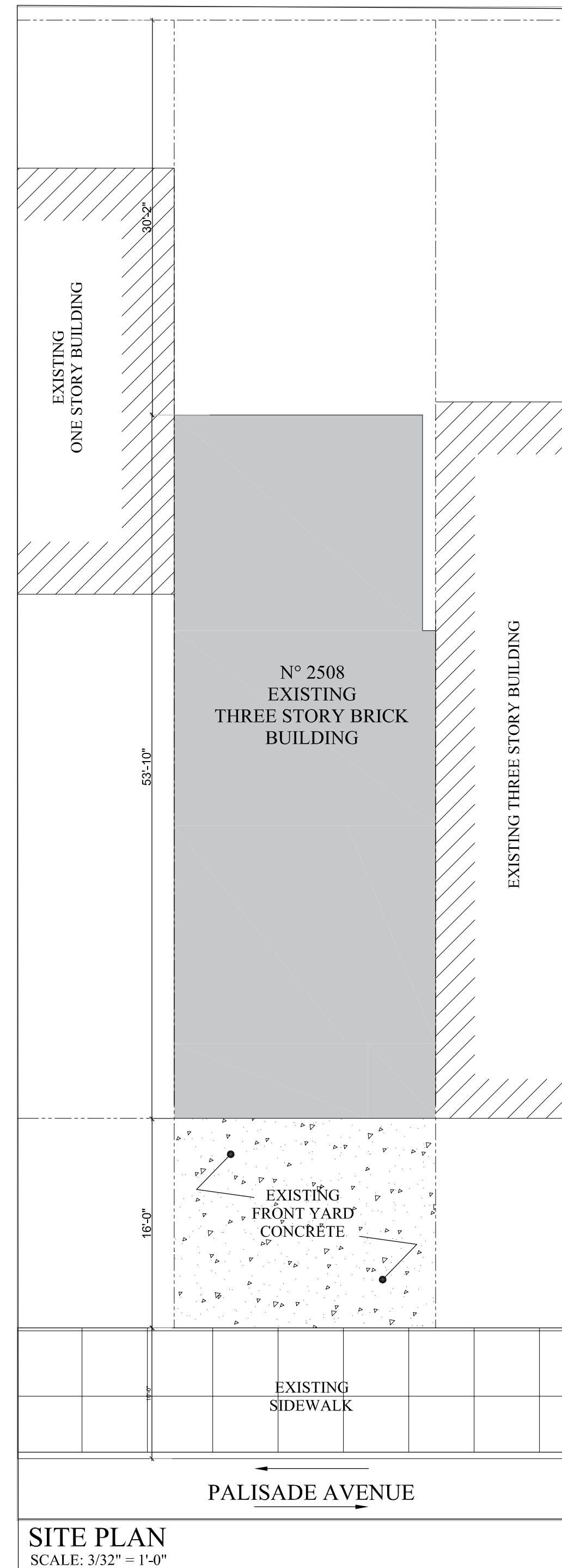
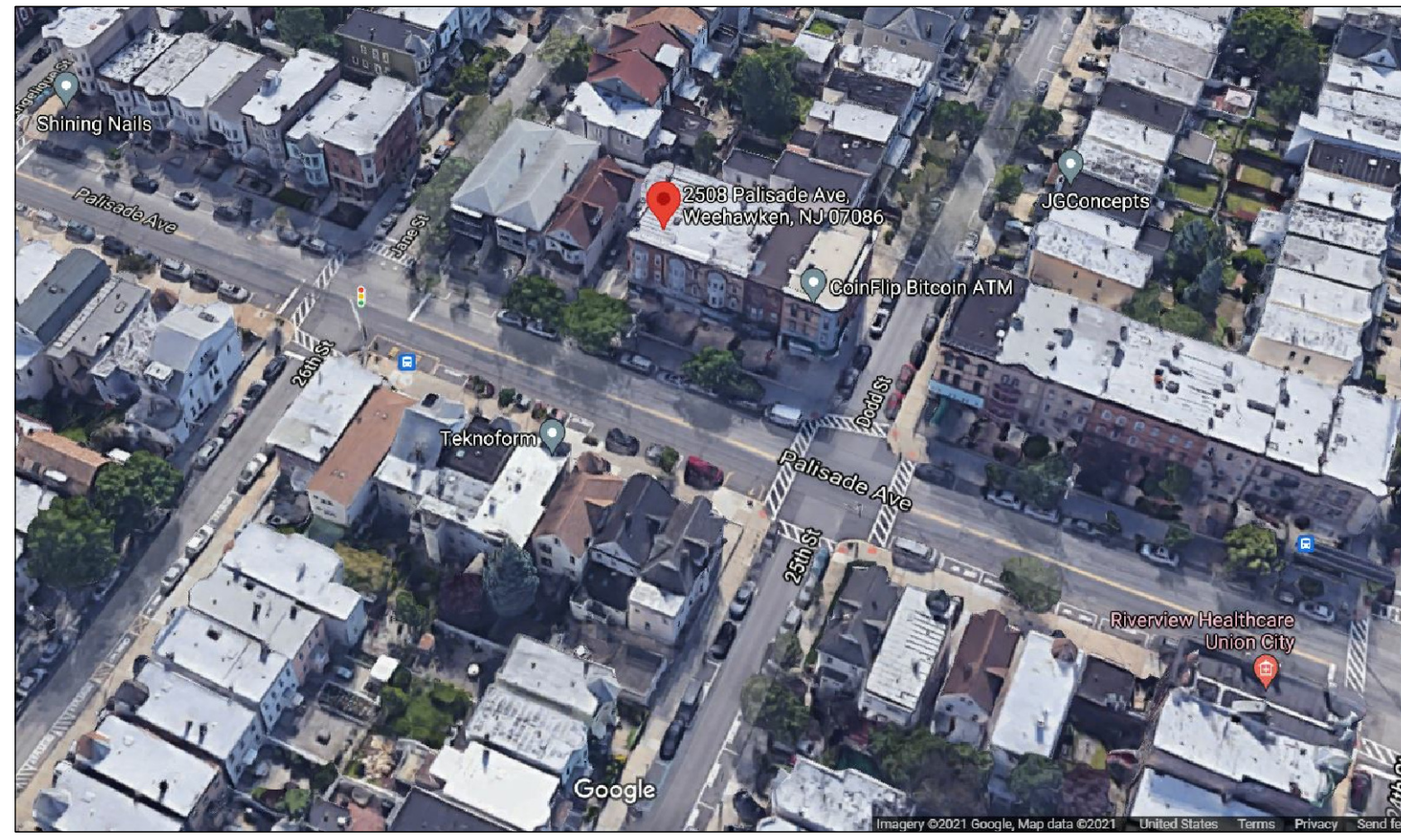
09/30/21 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
139	15		15F	MALKOWSKI, MICHAEL & ANA 2415 PALISADE AVE UNION CITY, NJ 07087	2415 PALISADE AVE	
139	16		2	MANGLANI, VICKY & DORA ARGUELLO 2413 PALISADE AVE UNION CITY, NJ 07087	2413 PALISADE AVE	
140	14		2	TAFUR, MARIA E 309 26TH ST UNION CITY, NJ 07087	309 26TH ST	
140	15		2	MORAN, SALOMON 2515 PALISADE AVE UNION CITY, NJ 07087	2515 PALISADE AVE	
140	16		2	GUERRA, PABLO & CONCEPCION 2513 PALISADE AVE UNION CITY, NJ 07087	2513 PALISADE AVE	
140	17		2	2511 PALISADE AVE LLC 330 WASHINGTON ST #288 HOBOKEN, NJ 07030	2511 PALISADE AVE	
140	18		2	SAETA, RICARDO & RICARDO ESTEBAN 2509 PALISADE AVE UNION CITY, NJ 07087	2509 PALISADE AVE	
140	19		2	GUILLER, ARMANDO JORGE & BLANCA 2507 PALISADE AVE UNION CITY, NJ 07087	2507 PALISADE AVE	
140	20		2	RAFIKOVA, NURIYA 2416 WEST ST, #202 UNION CITY, NJ 07087	2505 PALISADE AVE	
140	21		2	ANGEL, GABBY X. 2503 PALISADE AVE UNION CITY, NJ 07087	2503 PALISADE AVE	
140	22		2	MARTINEZ, MIGUEL & ALEXANDRA 2501 PALISADE AVE UNION CITY, NJ 07087	2501 PALISADE AVE	
140	23		2	MALIZIA, LINDA 308 25TH ST UNION CITY, NJ 07087	308 25TH ST	
150	23		2	2603 PALISADE UNION CITY LLC 769 BOULEVARD EAST WEEHAWKEN, NJ 07086	2603 PALISADE AVE	
150	24		15F	2601 PALISADE AVE ASSOC 2601 PALISADE AVE UNION CITY, NJ 07087	2601 PALISADE AVE	
150	24	C0001	2	RAMOS, ANGEL 2601 PALISADE AVE #1 UNION CITY, NJ 07087	2601 PALISADE AVE	
150	24	C0002	2	BURZ, DAN 2601 PALISADE AVE #2 UNION CITY, NJ 07087	2601 PALISADE AVE	
150	24	C0003	2	TANKSLEY-PIZZO, JOYCE 2601 PALISADE AVE #3 UNION CITY, NJ 07087	2601 PALISADE AVE	

NEW PIZZERIA

2508 PALISADE AVENUE, WEEHAWKEN, NEW JERSEY

SATELLITE VIEW

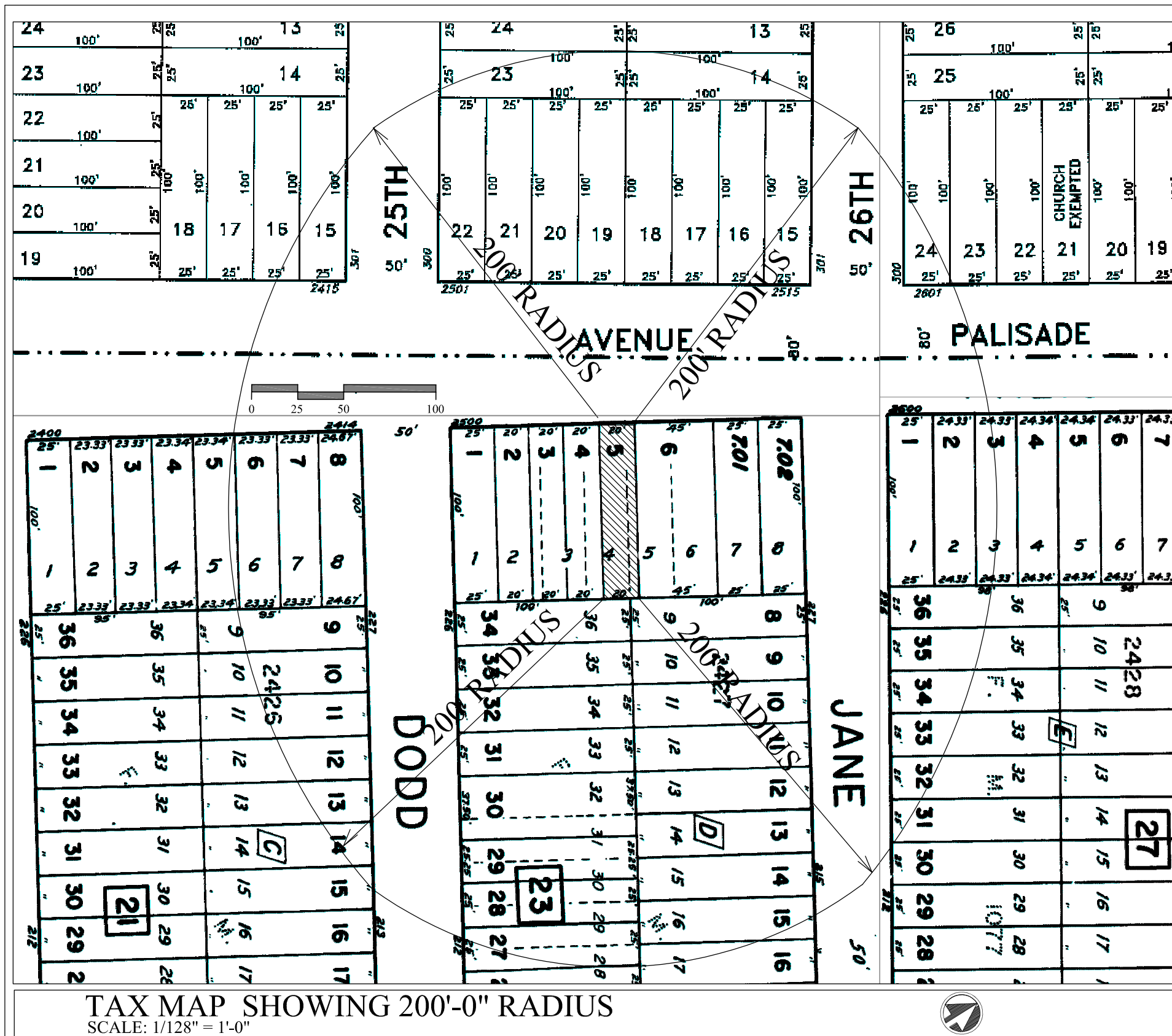
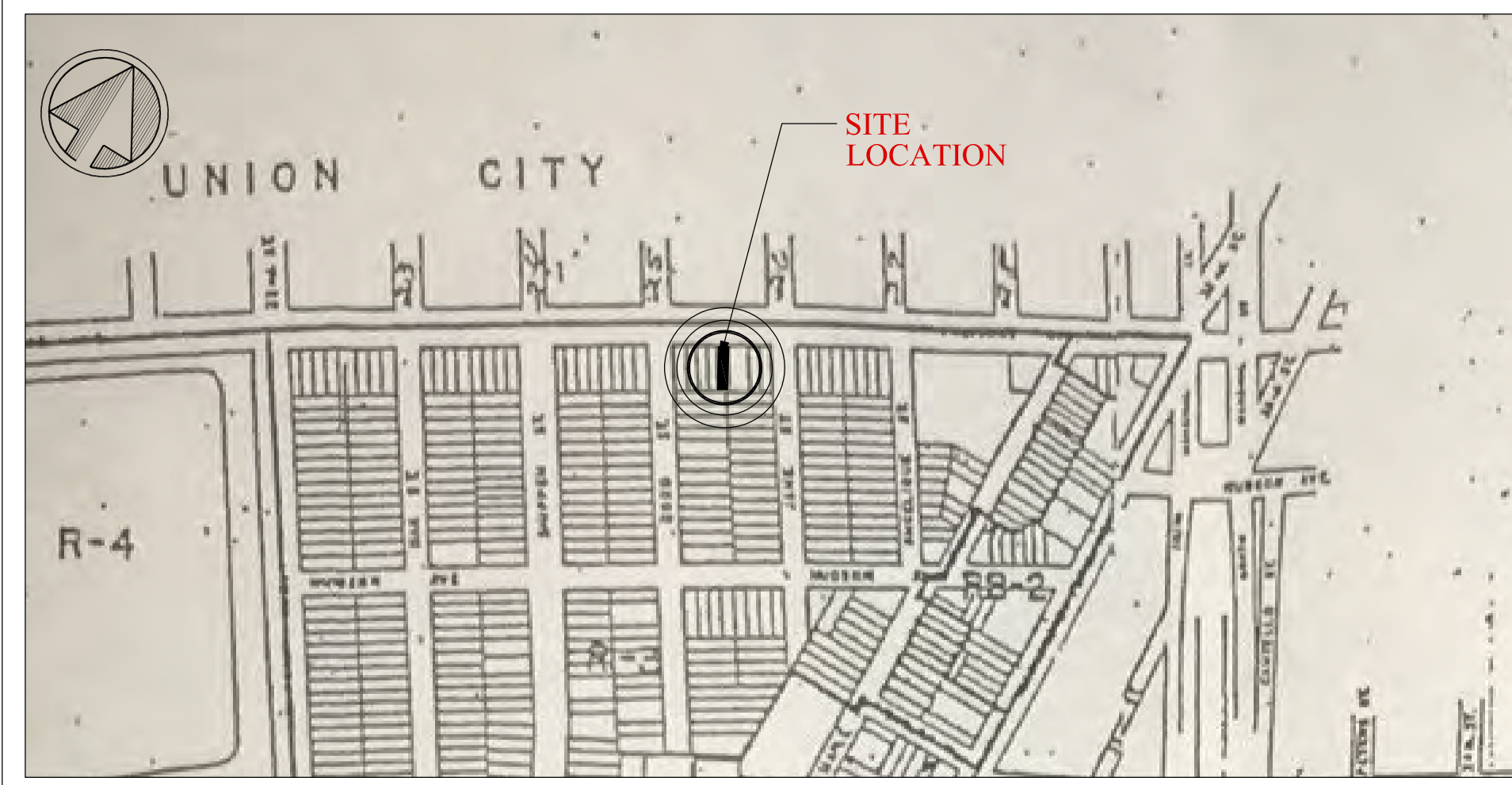


SITE PLAN
SCALE: 3/32" = 1'-0"

FRONT VIEW #1



ZONING MAP



TAX MAP SHOWING 200'-0" RADIUS
SCALE: 1/128" = 1'-0"

PROJECT DESCRIPTION

PROPOSED NEW PIZZERIA AT EXISTING COMMERCIAL SPACE

CODE DATA

IDENTIFICATION

WORK SITE ADDRESS:	2508 PALISADE AVE., WEEHAWKEN, NJ
BLOCK:	23
LOT:	5
OWNER IN FEE:	JOSE CABRERA
ARCHITECTS:	Pereiras Architects Ubiquitous 1116 SUMMIT AVENUE UNION CITY, NJ 07087 T: 201 330-8112 F: 201 330-9183 E: manny@pauarch.com
ARCHITECT OF RECORD:	MANUEL J. PEREIRAS, AIA NJ 21AI01708200

PROPOSED WORK: PIZZERIA

- BUILDING
- ELECTRICAL
- PLUMBING
- FIRE PROTECTION
- | ELEVATOR

BUILDING CHARACTERISTICS

NUMBER OF STORIES:	3 STORIES
HEIGHT OF STRUCTURE:	±35'-0"
AREA OF LARGEST FLOOR:	818 SQ FT
NEW VOLUME:	
MAXIMUM LIVE LOAD:	40 LBS/SQFT
MAXIMUM OCCUPANCY:	

DESCRIPTION OF BUILDING USE

BUILDING USE GROUP:	PRESENT	PROPOSED
R-3 COMMERCIAL AT FIRST FLOOR AND (2) UNITS ABOVE		SAME
CONSTRUCTION CLASSIFICATION:	V-A	SAME

ZONING DATA TOWNSHIP OF WEEHAWKEN
R - 3 (ONE, TWO & THREE FAMILY RESIDENCE AND TOWNHOUSES)

	REQUIRED	EXISTING/PROPOSED	VARIANCE
PERMITTED USES	ONE, TWO AND THREE FAMILY	COMMERCIAL AND (2) DWELLING UNITS	YES (EXISTING)
MIN. LOT AREA	2,500 SQ FT	2,000.0 SQ FT	YES (EXISTING)
MIN. LOT WIDTH	25 FT	20.00'	YES (EXISTING)
MIN. LOT DEPTH	100 FT	100 FT	NONE
MIN. FRONT YARD	AVERAGE OF EX'G BLDGS SAME SIDE OF STREET - 10 FT	AVERAGE OF EX'G BLDGS SAME SIDE OF STREET -	NONE
MIN. REAR YARD	20'-0"	30.0' TO BLDG	NONE
MIN. SIDE YARD	7' ONE SIDE 3' OTHER SIDE	0' ONE SIDE 0' OTHER SIDE	YES (EXISTING)
MAX. BUILDING HEIGHT STORIES	3 STORIES	3 STORIES	NONE
MAX. BUILDING HEIGHT FT.	35 FT	35 FT	NONE
MAX. BUILDING COVERAGE	35%	PRE-EXISTING	NONE
OFF STREET PARKING	2 SPACES FOR EACH UNIT -	0 PARKING SPACES	YES (EXISTING)
FRONT YARD LANDSCAPE PERCENTAGE	50% OF TOTAL FRONT YARD	0.0% LANDSCAPED AREA	YES (EXISTING)

SIGNATURES

CHAIR PERSON	DATE	PLANNER	DATE
		BOARD SECRETARY	DATE

NOT VALID UNLESS SIGNED AND SEALED
MANUEL J. PEREIRAS, AIA
NJ 21AI01708200
1116 SUMMIT AVENUE UNION CITY, NJ 07087
CERTIFICATE OF AUTHORIZATION NO. A-506



pau

Pereiras Architects
Ubiquitous

1116 Summit Avenue
Union City, NJ 07087
t: (201) 616-7664
f: (201) 330-9183

PROJECT NAME AND ADDRESS

PROPOSE NEW PIZZERIA
2508 PALISADE AVENUE
UNION CITY, NJ 07087

SHEET DESCRIPTION

PROPOSED SITE PLAN,
ZONING INFO, CODE
DATA, IMAGES

REVISION / ISSUE
RELEASED FOR BOARD APPROVAL

DATE
06/28/21
NO.
01

DRAWN EA

CHECKED MJP

SCALE AS NOTED

JUNE, 2021

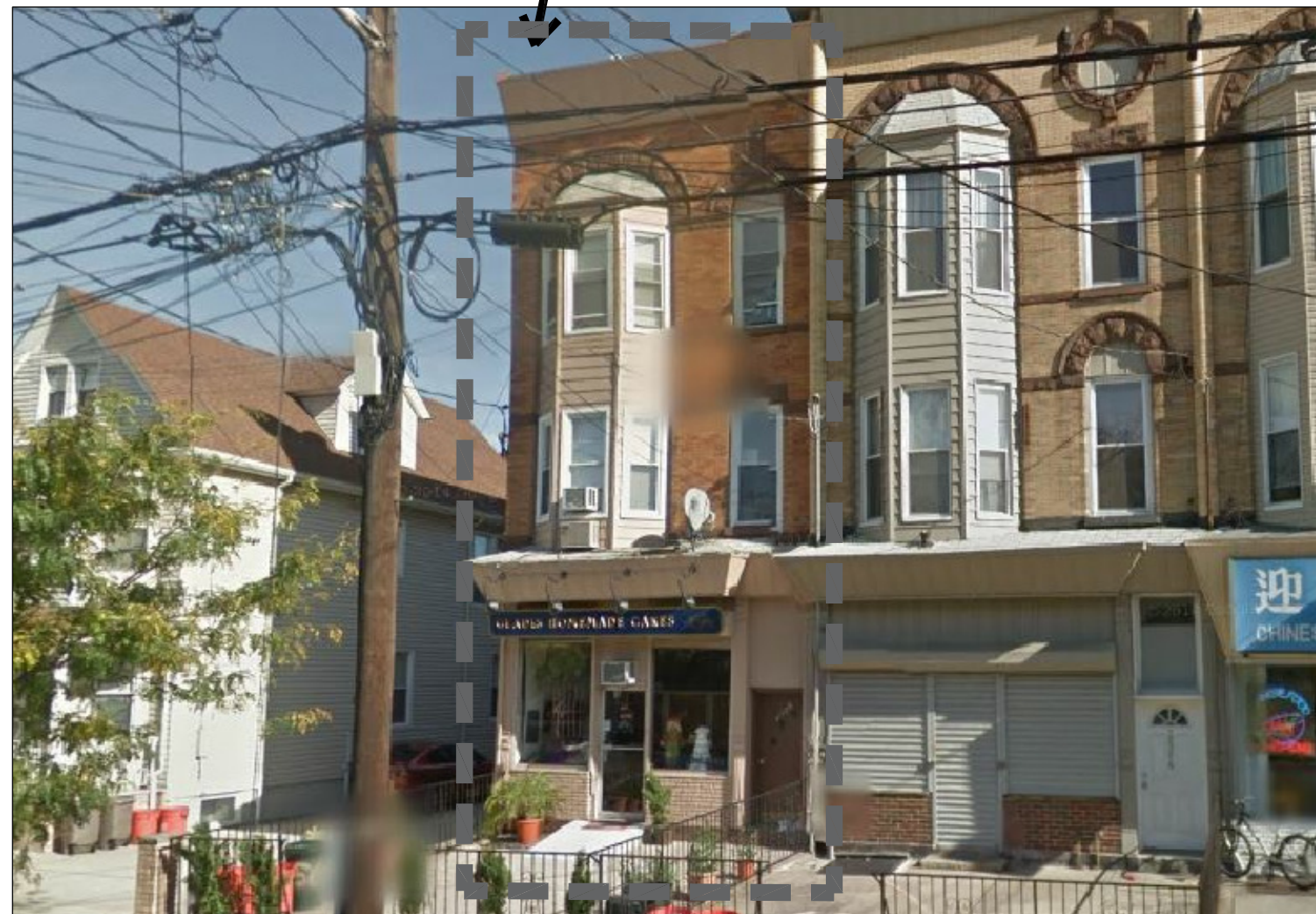
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Z01

21001

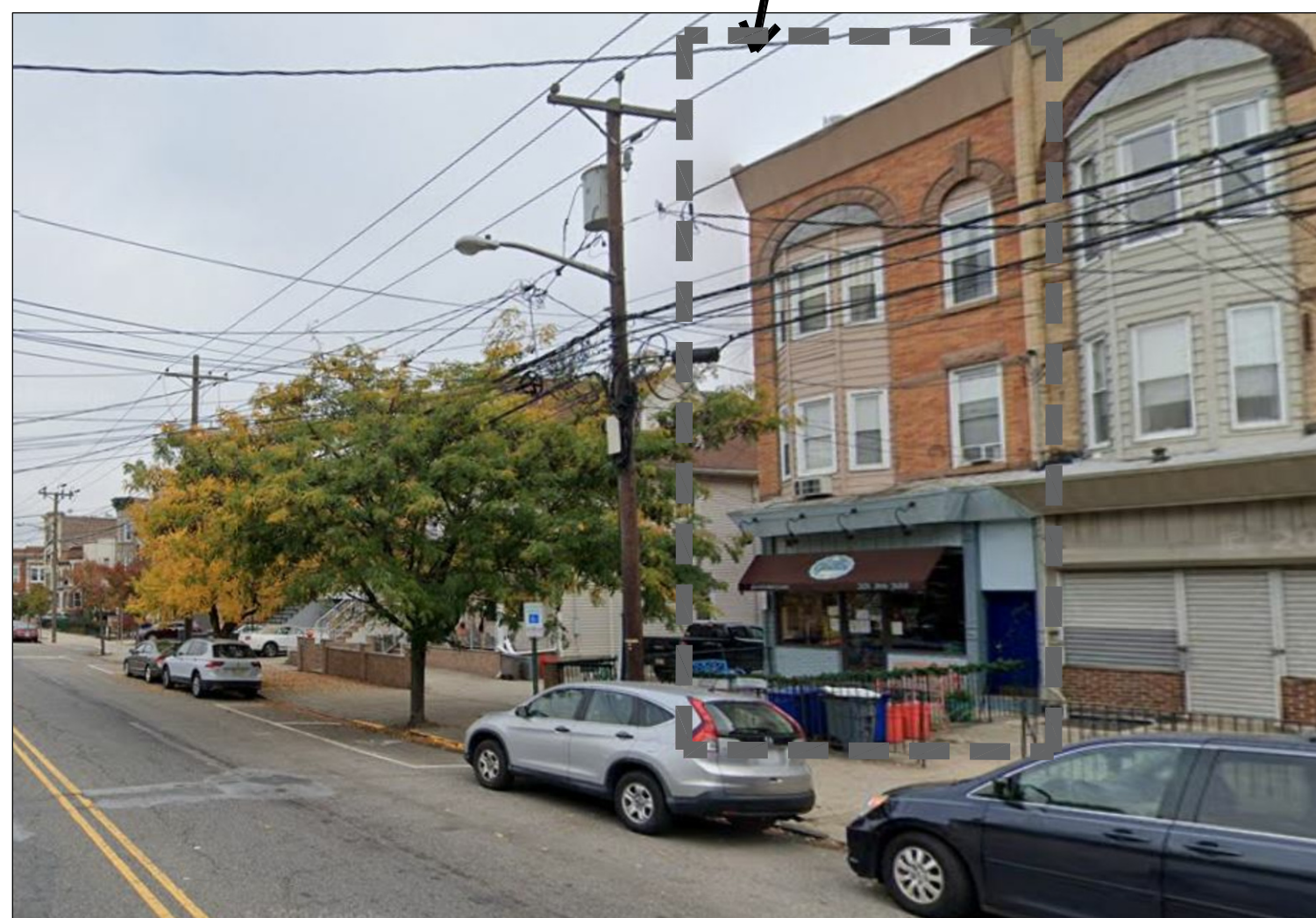
© PEREIRAS 2021

SURROUNDINGS 2508 PALISADE AVE.



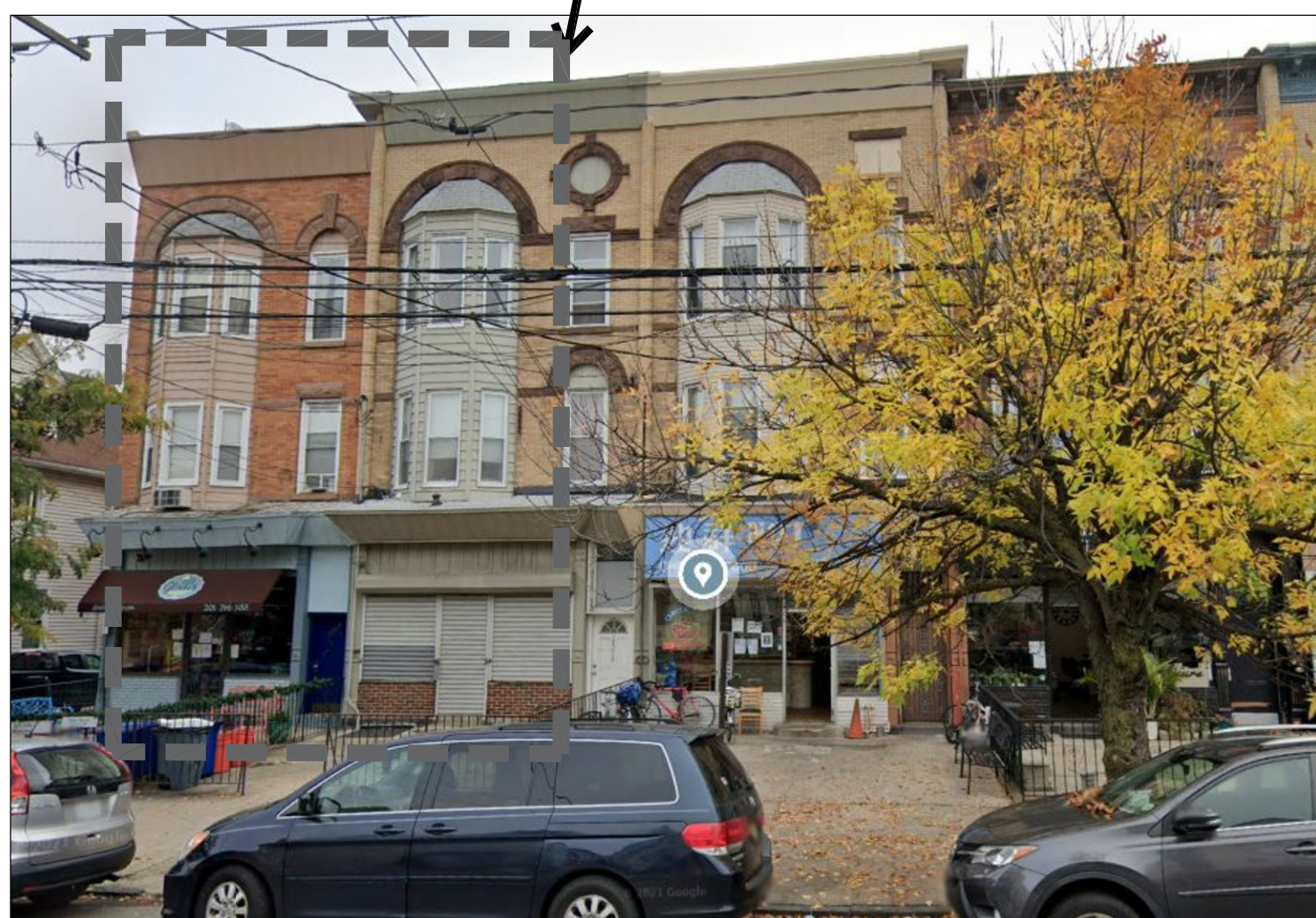
VIEW # 1

SURROUNDINGS 2508 PALISADE AVE.



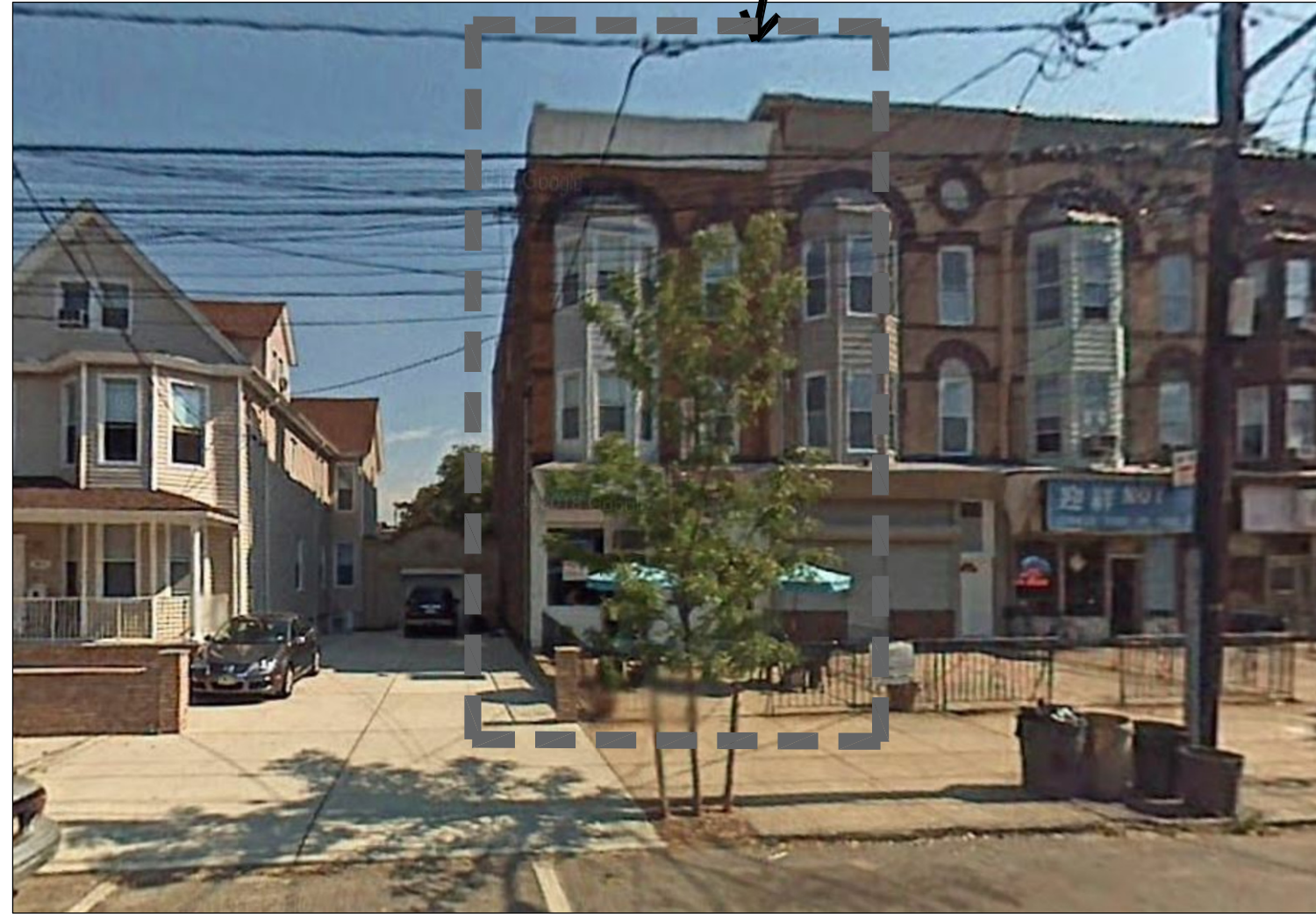
VIEW # 2

SURROUNDINGS 2508 PALISADE AVE.



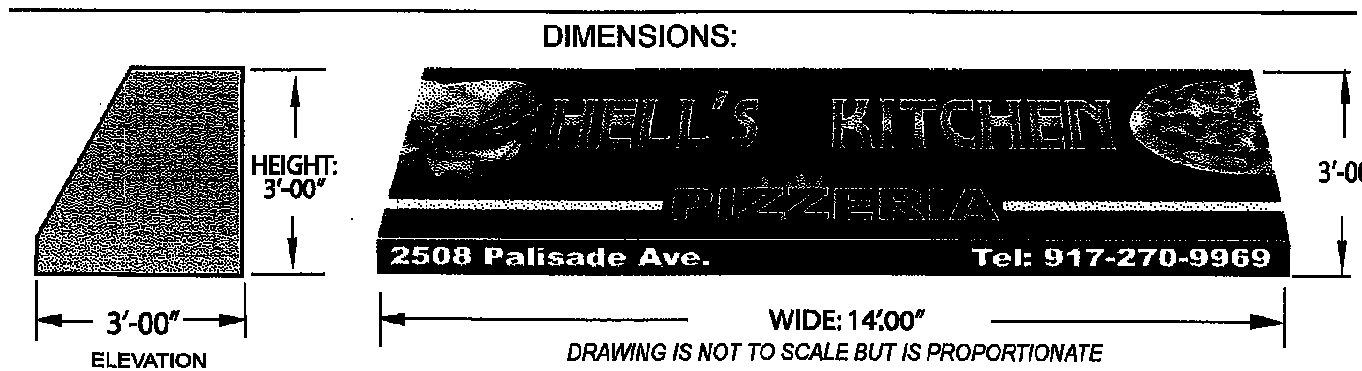
VIEW # 3

SURROUNDINGS 2508 PALISADE AVE.



VIEW # 4

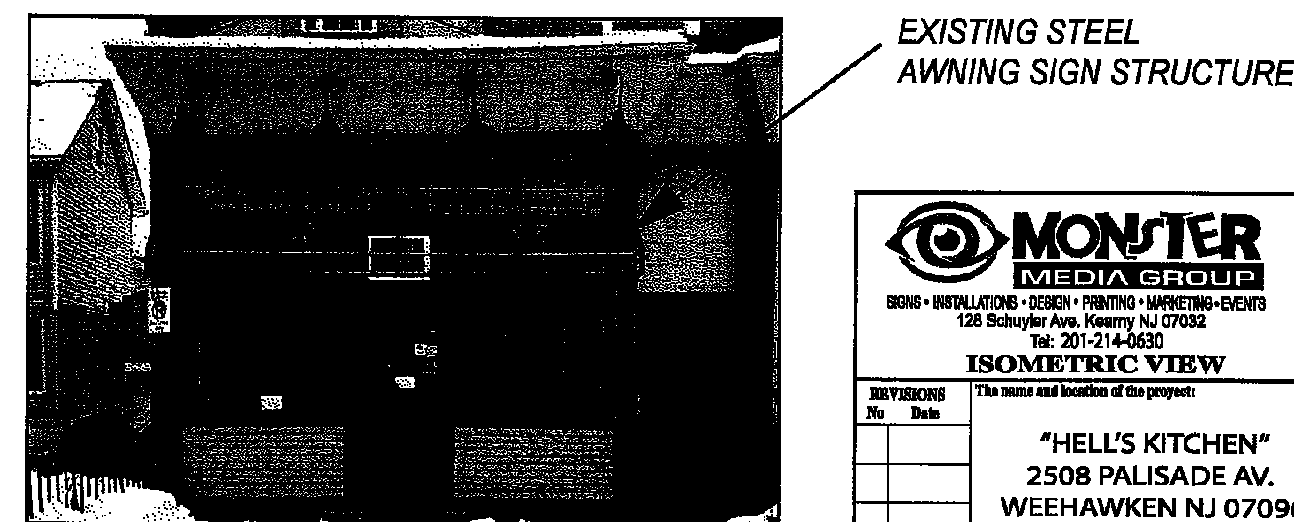
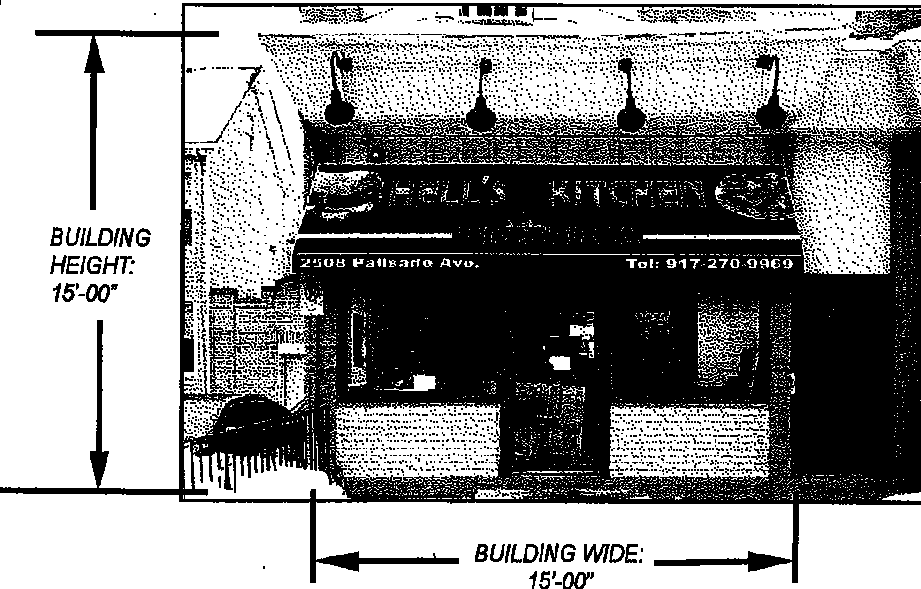
NON ILLUMINATED AWNING SIGN "HELL'S KITCHEN"
2508 PALISADE AVE, WEEHAWKEN NJ 07086



PROPOSED AWNING SIGN

- MATERIALS INFORMATION:
- FLAME RETARDANT "EXOTIC" 15 OZ. AWNING FABRIC (CERTIFICATE ATTACHED)
 - DIGITAL UV PRINTED
 - EXISTING STEEL STRUCTURE TO BE COATED WITH AN ANTIOXIDANT PAINT

SIGNAGE AREA:
14'X3' = 42 sq.ft.



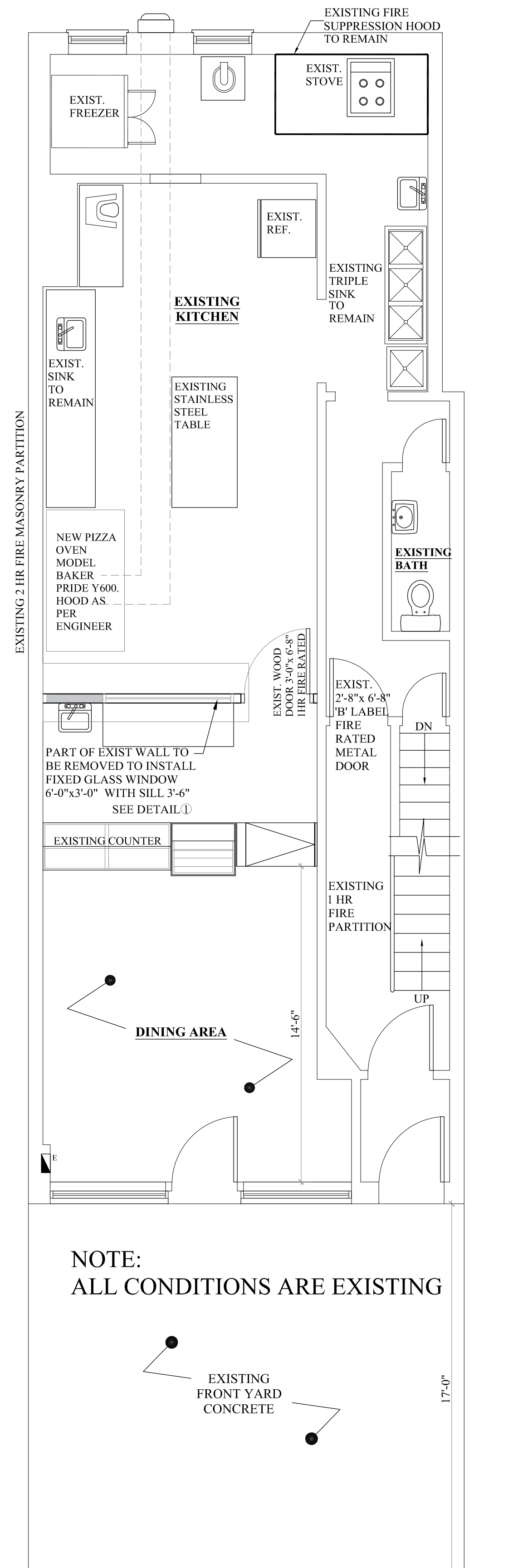
MONSTER MEDIA GROUP
SIGN • INSTALLATION • DESIGN • PRINTING • MAINTENANCE • DEMO
125 Schuyler Ave. Weehawken, NJ 07086
Tel: 201-214-6630

ISOMETRIC VIEW
The base and location of this project:

"HELL'S KITCHEN"
2508 PALISADE AV.
WEEHAWKEN NJ 07096

SCALE: Not to scale DATE: 03/22/2021 DRAWING NO: 001

PROPOSED SIGN

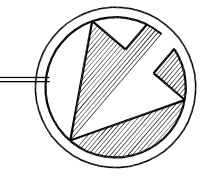


NOTE:
ALL CONDITIONS ARE EXISTING

FIRST FLOOR PLAN

AREA= 1,107 SQ.FT.

SCALE: 3/16" = 1'-0"



NOT VALID UNLESS SIGNED AND SEALED
MANUEL J. PEREIRAS, AIA
NJ 21-000000 BY 00105-000000105
10-000000-01-01-2021
REGISTERED PROFESSIONAL ARCHITECT
CERTIFICATE OF AUTHORIZATION NO. A-5096



Pereiras Architects
Ubiquitous
1116 Summit Avenue
Union City, NJ 07087
t: (201) 616-7664
f: (201) 330-9183

PROJECT NAME AND ADDRESS
PROPOSE NEW PIZZERIA
2508 PALISADE AVENUE
UNION CITY, NJ 07087

SHEET DESCRIPTION
EXISTING &
PROPOSED PLAN

NO.	DATE	REVISION / ISSUE	RELEASED FOR BOARD APPROVAL
01	06/28/21		

DRAWN	EA
CHECKED	MJP
SCALE	AS NOTED
JUNE, 2021	
SHEET NUMBER	21003
Z02	
© PEREIRAS 2021	

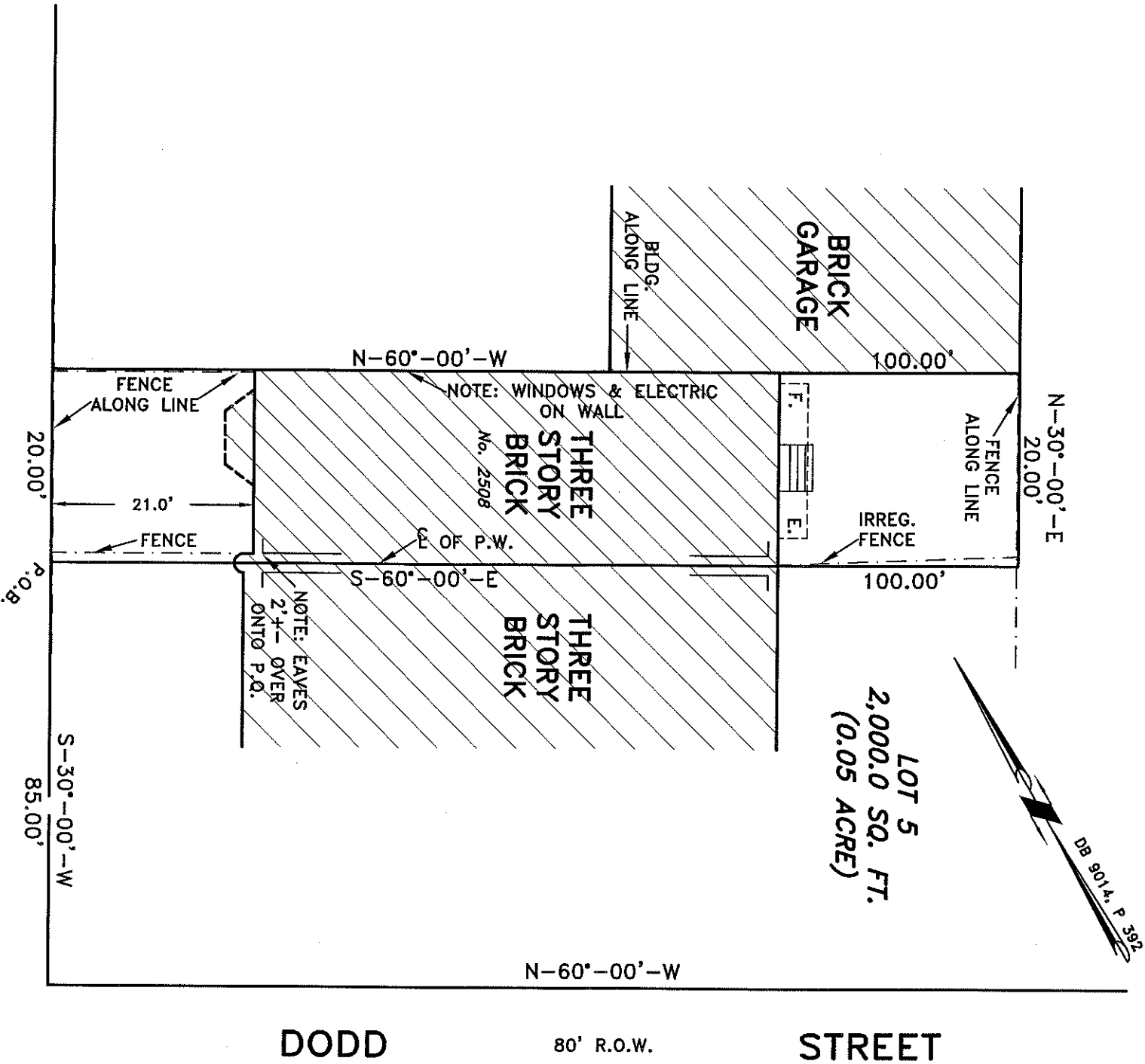
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132 MADISON STREET
HOBOKEN, N.J. 07030

JOB NO.



LOCATED AT
2508 PALISADE AVENUE
WEEHAWKEN, HUDSON COUNTY, N.J.

SURVEY OF PROPERTY

BLOCK **23**
LOT **5**
DATE **AUGUST 16, 2021**
SCALE 1 INCH = 15 FEET

A written "Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c:14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1(d)."

THIS SURVEY IS NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION. IT IS SUBJECT TO THE FACTS REVEALED BY AN ACCURATE AND COMPLETE TITLE SEARCH. THE CERTIFICATION IS MADE ONLY TO THE PARTIES NAMED HEREON, AND IS NONTRANSFERABLE. BEARINGS ARE RELATIVE.

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