

TYPE: ZO

BLOCK: 85

LOT: 9 (if multiple lots, check tax system to see if consolidated)

STREET ADDRESS:

717 Adams

(Should match tax block/lot address. If the building has a mailing address that's different show it as an aka. If unit specific, add unit number here. For example: 89-91 Washington aka 62 Newark, Comm #2)

FILE TITLE (Mini Description):

4-story addition

(Example: "new construction" "full rehab" "yard" "comm fit out" "HVAC")

DATE: 9/26/08 (if applicable)



City of Hoboken
94 Washington Street-1st Floor
Hoboken NJ 07030-4585
201-420-2066

Block: 85 Lot: 2 Qualification Code:
Work Site Location: 717 ADAMS ST

HOBOKEN
Owner in Fee: JLB 717 ADAMS LLC AND 717 ADAMS CORP.

Address: 210 WASHINGTON STREET
HOBOKEN NJ 07030

Telephone: 201 420-8989

Agent/Contractor: 717 ADAMS CORP.

Address: 210 WASHINGTON STREET
HOBOKEN NJ 07030

Telephone: 201 420-8989

Lic. No./ Bldrs. Reg.No.: _____ Federal Emp. No.: _____

Social Security No.: _____

☒ [X] **CERTIFICATE OF OCCUPANCY**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ [] **CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ [] **TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than _____ or will be subject to fine or order to vacate:


Alfred N. Avezzo Construction Official

U.C.C 260 (rev. 5/03)

1 - APPLICANT 2 - OFFICE 3 - TAX ASSESSOR

CERTIFICATE

IDENTIFICATION

Date Issued: 09/26/2008
Control #: 15875
Permit #: 20061246

Home Warranty No: N/A
Type of Warranty Plan: ☐ State ☐ Private
Use Group: R-2
Maximum Live Load: _____
Construction Classification: 3A
Maximum Occupancy Load: 8U
Certificate Exp Date: _____
Description of Work/Use: _____

FOUR STORY BLDG. EIGHT UNITS AS PER PLAN & ZONING APPROVAL OF 9/24/08.

Update Desc. of Wk/Use: _____

☐ [] **CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

☐ [] Total removal of lead-based paint hazards in scope of work
☐ [] Partial or limited time period(____ years); see file

☐ [] **CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ [] **CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

Fees: \$757.00

Paid ☒ [X] Check No.: 30

Collected by: RR

City Hall

**Hoboken, New Jersey 07030
(201) 420-2063
Zoning Official
Mr. Joel Mestre**

FIRST CERTIFICATE OF ZONING COMPLIANCE

Date Issued

1/24/06

IDENTIFICATION

Block 85 Lot 9
Work Site Location 717 Adams Street
Owner in Fee/Occupant Harry Phares
Address 717 Adams St. - Municipal Utility H
Chandler, N.J. 07003
Tele. ()

Contractor/Architect James McKeown
Address 2469 Ladylike Ave
St Louis, MO 63114
Tel. (641) 246-7513 Fax (641) 246-7513

ZONING DISTRICT

☐ R1 ☒ R2 ☐ R3 ☐ I1 ☐ I2 ☐ I1W ☐ C80 ☐ CBDH
 Other _____

A. Pursuant to Section 196-60C of the Hoboken Zoning Ordinance, I hereby grant permission to perform the following work:

DESCRIPTION OF WORK

[illegible]

This work described in Box A above is in compliance with the developmental ordinances of the City of Hoboken, subject to the approval or review, if any, checked below:

- ☐ Historic Preservation Commission Approval attached hereto
- ☐ Preliminary Site Plan (and Variance) Approval Resolution of the Hoboken Planning Board/Board of Adjustment attached hereto
- ☐ Preliminary Subdivision (and Variance) Approval Resolution of the Hoboken Planning Board/Board of Adjustment attached hereto
- ☐ Variance Approval Resolution of the Hoboken Board of Adjustment attached hereto

Zoning Officer

Fee \$

Paid / 1 Check No.

Collected by:

ZONING OFFICE

CITY OF HOBOKEN

City Hall
Hoboken, New Jersey 07030
(201) 420-2063
Zoning Official
Mr. Joel Mestre

ZONING APPLICATION

A. IDENTIFICATION - APPLICANT: COMPLETE ALL APPLICABLE INFORMATION.

Block 05 Lot 9
Work Site Location 717 ADAMS STREET
HOBOKEN NJ
Owner in Fee HANY AHMED
Address MUNICIPAL HOLDINGS, LLC

Tele. () JS MCNEIGHT
Architect
Address 160 SCHUYLER AVE
KEARNY NJ.
Tele. (201) 246 7515 Fax (201) 246 7513

JOB SUMMARY (Office Use Only)

Plan Review	Date	Initial	INSPECTIONS		Dates (Month/Day)	
			Type:	Date	Failure	Approval
First Certificate Issued	<u>1/24/06</u>	<u>for</u>	Final			Initial
Temp. Final Certificate			Temp. Final			
Final Certificate Issued						

Date: _____
Approved by: _____
Denied by: _____

B. BUILDING CHARACTERISTICS

Present Use 8 FAMILY RESIDENTIAL
Proposed Use 8 FAMILY RESIDENTIAL
No. of Stories 4 Height of Structure 55 Ft.
Lot Size 25 X 100 Zoning District P-2 APPLICANT

Date Received

1-24-06

Date Issued

C. CERTIFICATION IN LIEU OF OATH

I hereby certify that I am the (agent) owner of record and am authorized to make this application.

Signature

Date

Planning Board Approval Yes ☐ No ☒
Zoning Board Approval Yes ☐ No ☒
Historical Approval Yes ☐ No ☒

D. TECHNICAL SITE DATA

DESCRIPTION OF WORK

CONSTRUCT 10 FT BEEP
BY 25 FT WIDE
FOUR STORY REAR
ADDITION TO EXISTING
FOUR STORY 8 FAMILY
RESIDENTIAL BLDG.

TYPE OF WORK

☐ New Building ☒ Addition ☐ Alteration
☐ Fence Height (not to exceed 6')
☐ Sign Sq. Ft.
☐ Awning Sq. Ft.
☐ Other
☐ Demolition

FEE (Office Use Only)

\$ 100.00

TOTAL FEE

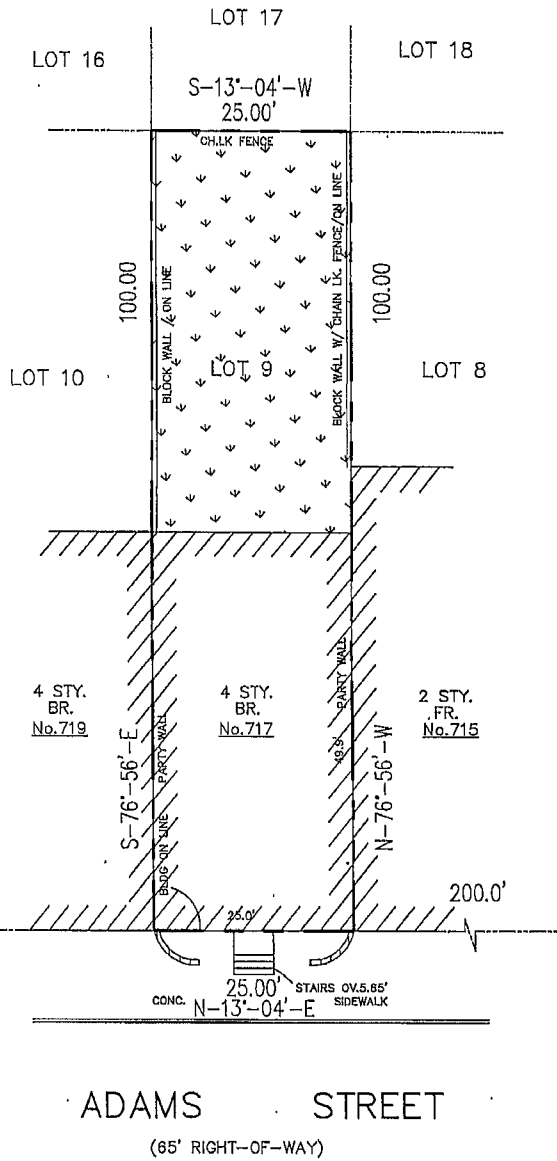
\$

SKETCH OF SURVEY OF PROPERTY

717 ADAMS STREET
CITY OF HOBOKEN, NEW JERSEY

CERTIFICATION
MUNICIPAL HOLDINGS, LLC

DB 5348 PG.159



SEVENTH STREET
(50' RIGHT-OF-WAY)

ADAMS STREET
(65' RIGHT-OF-WAY)

NOTES:

1. The survey description above is subject to Title Review.
2. This survey is not for the purpose of erecting structures or fences.
3. This survey does not purport to identify encroachment, utilities, service lines or structures below grade, if any, as specifically noted hereon.
4. No stakes required pursuant to NUSA 13:40-51.

SHE. NO.
AREA SURVEYING & ENGINEERING
65 WESTERN AVENUE
JERSEY CITY, NEW JERSEY 07310-5763
KARL E. SCHUELLER L.S. P.P. DATE:
NEW JERSEY LIC. NO. 21311



PROJECT
717 ADAMS STREET
CITY OF HOBOKEN, HUDSON COUNTY
STATE OF NEW JERSEY
LOCATION SURVEY

REVISIONS

DATE	BY	APPROVED BY	DATE	BY	APPROVED BY
10-14-05	ATY	10-14-05	ATY	10-14-05	ATY
DATE	DESIGNER	SCALE	DATE	DESIGNER	SCALE
10-14-05	RB	1"=15'	10-14-05	RB	1"=15'
DATE	LOT	BLOCK	DATE	LOT	BLOCK
10-14-05	9	B5	10-14-05	9	B5
DATE	LOT	BLOCK	DATE	LOT	BLOCK
10-14-05	9	B5	10-14-05	9	B5

RECEIVED
JUN 1968
ZORING OFFICE