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SARA R. WERNER, *Esquire*
JULIA M. HAHN, *Esquire*

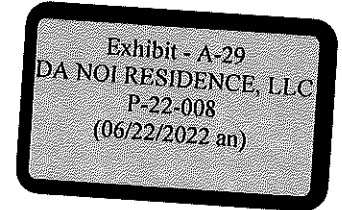
PRIME & TUVEL

ATTORNEYS AT LAW

* ALSO ADMITTED TO THE PENNSYLVANIA BAR
* ALSO ADMITTED TO THE NEW YORK BAR
* ALSO ADMITTED TO THE ILLINOIS BAR

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NANCY A. LOTTINVILLE, *Esquire*
BENJAMIN T.E. WINE, *Esquire*

August 8, 2022



VIA UPS

City of Bayonne
630 Avenue C
Bayonne, NJ 07002
Attn: Alicia Losonczy, Board Secretary

**RE: P-22-008- Da Noi Residence Urban Renewal, LLC (the "Applicant")
1099-1105 Avenue C; 66-68 West 54th St (the "Property")
Block 34, Lots 26, 27, 28, 29 & 30**

Dear Ms. Losonczy,

Attached you will find the filed Amendment to the Certificate of Formation; we would like to file it with our application. If you could also change all references to the Applicant's name to Da Noi Residence Urban Renewal, LLC going forward.

Thank you for your assistance with this application.

Very truly yours,

Michael Miceli

Michael Miceli, Esq.
Attorney for Applicant

MM/slo
Enclosures

1 University Plaza Drive, Suite 500
Hackensack, NJ 07601
P 201 683 1010 | F 856 273 8383
W primelaw.com

ADDITIONAL OFFICES

Mount Laurel, NJ | Hoboken, NJ | Fort Washington, PA

**AMENDMENT
TO
CERTIFICATE OF FORMATION
OF
DANOI RESIDENCE LLC**

JUN 15 2022

The undersigned, an authorized person for DANOI RESIDENCE LLC, (the "Company"), for the purposes of amending the Certificate of Formation of the Company pursuant to the Revised Uniform Limited Liability Company Act, N.J.S.A.42:2C-1, et seq., hereby certifies:

1. The Name of the Company is: DANOI RESIDENCE LLC.
2. Date of Filing of Original Certificate: The original Certificate of Formation was filed the Office of the Treasury of the State of New Jersey on April 2, 2021.
3. Amendment to Certificate of Formation: The Certificate of Formation of the Company is amended as follows:

ARTICLE 1 shall be deleted and the following shall be inserted in its place:

ARTICLE 1: The name of the Company is: DA NOI RESIDENCE URBAN RENEWAL LLC.

4. ARTICLE 4 shall be deleted and the following shall be inserted in its place:

ARTICLE 4: Subject to Article 8 of the Certificate of Formation, the general character of the Company's business is to perform and conduct any business activity permitted or authorized under the law for a New Jersey limited liability company, including, but not limited to, owning, developing, operating and realizing upon real estate.


5. The following shall be added to the Certificate of Formation as ARTICLE 8:

- a. The purpose for which the Company is formed shall be to operate under the P.L. 1991, c. 431 (C. 40A:20-1, et seq.) and to initiate and conduct projects for the redevelopment of a redevelopment area pursuant to a redevelopment plan, or projects necessary, useful, or convenient for the relocation of residents displaced or to be displaced by the redevelopment of all or part of one or more redevelopment areas, or low and moderate income housing projects, and, when authorized by financial agreement with the municipality, to acquire, plan, develop, construct, alter, maintain or operate housing, senior citizen housing, business, industrial, commercial, administrative, community, health, recreational, educational or welfare projects, or any combination of two or more of these types of improvement in a single project, under such conditions as to use, ownership, management and control as regulated pursuant to P.L. 1991, c. 431 (C. 40A:20-1 et. seq.).
- b. So long as the Company is obligated under a financial agreement with a municipality made pursuant to P.L. 1991, c. 431 (C. 40A:20-1 et. seq.), it shall engage in no business other than the ownership, operation and management of the project.

- c. The Company has been organized to serve a public purpose, and its operations shall be directed toward: (1) the redevelopment of redevelopment areas, the facilitation of the relocation of residents displaced or to be displaced by redevelopment, or the conduct of low and moderate income housing projects; (2) the acquisition, management and operation of a project, redevelopment relocation housing project, or low and moderate income housing project under P.L. 1991, c. 431 (C. 40A:20-1 et. seq.); and (3) shall be subject to regulation by the municipality in which its project is situated, and to a limitation or prohibition, as appropriate, on profits or dividends for so long as it remains the owner of a project subject to P.L. 1991, c. 431 (C. 40A:20-1 et. seq.).
- d. The Company shall not voluntarily transfer more than 10% of the ownership of the project or any portion thereof undertaken by it under P.L. 1991, c. 431 (C. 40A:20-1 et. seq.), until it has first removed both itself and the project from all restrictions of P.L. 1991, c. 431 (C. 40A:20-1 et. seq.) in the manner required by P.L. 1991, c. 431 (C. 40A:20-1 et. seq.) and, if the project includes housing units, has obtained the consent of the Commissioner of the Department of Community Affairs to such transfer; with the exception of transfer to another urban renewal entity, as approved by the municipality in which the project is situated, which other urban renewal entity shall assume all contractual obligations of the transferor entity under the financial agreement with the municipality. The Company shall file annually with the municipal governing body a disclosure of the persons having an ownership interest in the project, and of the extent of the ownership interest of each. Nothing herein shall prohibit any transfer of the ownership interest in the Company itself provided that the transfer, if greater than 10 percent, is disclosed to the municipal governing body in the annual disclosure statement or in correspondence sent to the municipality in advance of the annual disclosure statement referred to above.
- e. The Company is subject to the provisions of section 18 of the P.L. 1991, c. 431 (C. 40A:20-18) respecting the powers of the municipality to alleviate financial difficulties of the urban renewal entity or to perform actions on behalf of the entity upon a determination of financial emergency.
- f. Any housing units constructed or acquired by the Company shall be managed subject to the supervision of, and rules adopted by, the Commissioner of the Department of Community Affairs.

6. Effective Date: This Amendment to Certificate of Formation shall be effective upon filing.

IN WITNESS WHEREOF, the undersigned, hereby executes this Amendment to Certificate of Formation this 10 day of March, 2022.

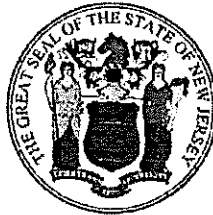
 Authorized Representative

STATE OF NEW JERSEY
DEPARTMENT OF THE TREASURY
FILING CERTIFICATE (CERTIFIED COPY)

Corporation Name: DANOI RESIDENCE LLC
Business Id: 0450629608
Certificate Number: 6000166556

I, THE TREASURER OF THE STATE OF NEW JERSEY, DO HEREBY CERTIFY, THAT THE ABOVE NAMED BUSINESS DID FILE AND RECORD IN THIS DEPARTMENT AN ORIGINAL CERTIFICATE ON April 2, 2021 AND THAT THE ATTACHED IS A TRUE COPY OF THIS DOCUMENT AS THE SAME IS TAKEN FROM AND COMPARED WITH THE ORIGINAL(S) FILED IN THIS OFFICE AND NOW REMAINING ON FILE AND OF RECORD.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY OFFICIAL SEAL AT
TRENTON, THIS
February 14, 2022 A.D.



Elizabeth Maher Muoio
ELIZABETH MAHER MUOIO
STATE TREASURER

VERIFY THIS CERTIFICATE ONLINE AT
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

DANOI RESIDENCE LLC
0450629608

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 04/02/2021 and was assigned identification number 0450629608. Following are the articles that constitute its original certificate.

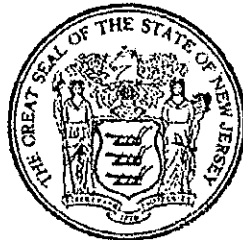
1. **Name:**
DANOI RESIDENCE LLC
2. **Registered Agent:**
LUIS GOMEZ
3. **Registered Office:**
1105 AVENUE C
BAYONNE, NEW JERSEY 07002
4. **Business Purpose:**
ANY LAWFUL PURPOSE
5. **Effective Date of this Filing is:**
04/02/2021
6. **Members/Managers:**
LUIS GOMEZ
1105 AVENUE C
BAYONNE, NEW JERSEY 07002

ANGEL RIVAS
1105 AVENUE C
BAYONNE, NEW JERSEY 07002

7. **Main Business Address:**
1105 AVENUE C
BAYONNE, NEW JERSEY 07002

Signatures:

DANA BLANCO
AUTHORIZED REPRESENTATIVE



Certificate Number : 4132729998
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

*IN TESTIMONY WHEREOF, I have
hereunto set my hand and
affixed my Official Seal
2nd day of April, 2021*

A handwritten signature in cursive script, appearing to read "Elizabeth Maher Muoio".

Elizabeth Maher Muoio
State Treasurer

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF LOCAL PLANNING SERVICES
PO BOX 813
TRENTON, NEW JERSEY 08625-0813

URBAN RENEWAL ENTITIES
DISCLOSURE INFORMATION

Instructions for Completion: You have filed an application for approval of an urban renewal entity pursuant to the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.). In order for us to process the application, we require that you provide the following information and forward this form to the above address or fax it to (609) 633-6056. This form must be completed prior to DCA approval of the entity. If you have any questions, please call Pamela Weintraub at (609) 633-2133 or email Pamela.Weintraub@dca.nj.gov.

Name of Urban Renewal Entity: Da Noi Residence Urban Renewal LLC

SECTION 1: TYPE OF APPROVAL REQUESTED (check one):

- Original Certificate (of incorporation, limited partnership, formation, etc.)
- Amendment to original certificate (of incorporation, limited partnership, formation, etc.). Note: In the case of amendments, please forward a copy of original certificate marked "filed, State Treasurer" or "filed, Secretary of State" with this form.
- Other (please specify) _____

SECTION 2: PROJECT INFORMATION

Project Name: DaNoi Residence

Project Street Address: 1099-1105 Avenue C and 66-68 West 54th Street

Project Block Number(s) 34 Project Lot Number(s) 26, 27, 28, 29, and 30

Municipality in which the Project is located Bayonne City

County in which the Project is located Hudson

SECTION 3 (For project listed in SECTION 2. Check one.)

- This project is solely a commercial project (with no housing units) developed in a redevelopment area pursuant to a municipal redevelopment plan.
2. This project consists solely of market rate housing units developed in a redevelopment area pursuant to a municipal redevelopment plan.
3. The project consists of low and moderate income housing units, which may include senior citizen low and moderate income housing units.
4. This project consists of mixed uses (Specify type).
- Market rate and low and moderate income housing.
- Commercial and market rate housing.
- Commercial and low and moderate income housing.
- Other (please describe). _____

NOTE: If you checked 1 or 2, complete **SECTIONS 4, 6, and 7.**
If you checked 3, complete **SECTION 5, 6, and 7.**
If you checked 4, complete **SECTIONS 4, 5, 6, and 7.**

SECTION 4: REDEVELOPMENT PLAN INFORMATION

Name of Municipal Redevelopment Agency Bayonne City Council

Citation of municipal ordinance adopting the redevelopment plan O-21-16

For housing projects, complete the following:

Specify type and number of units as applicable:

- Condominium units _____
- Market rate rental 47
- Low and moderate income in mixed use projects _____
- Senior citizen in mixed use projects _____
- Other (please specify) _____

Total number of units 47

SECTION 5: PROJECT FUNDING SOURCES

The low and moderate income housing project will be financed or insured by which of the following (check all applicable):

- Private funds (Please specify) 100% private funds
- State or Federal financing or insuring agencies (Please specify below)
- Other (Please specify) _____

State or Federal Financing or Insuring Agencies for the Project (check all that apply):

NJ Department of Community Affairs:

- Neighborhood Preservation Balanced Housing
- HOME – CHDO Production (Community Housing Development Organizations) Program
- HOME – Housing Production Investment Fund
- National Housing Trust Fund

NJ Redevelopment Authority:

- NJ Urban Site Acquisition Program

US Department of Housing and Urban Development (HUD):

- Section 811 Supportive Housing for Persons with Disabilities
- Section 202 Supportive Housing for the Elderly
- HOPE VI Grants
- HOME Program

US Department of Agriculture:

- Rural Resources Administration (formerly Farmers' Home Administration)

Other (Please specify):

NJ Housing and Mortgage Finance Agency:

- NJ Community Housing Demo Program (developmental disabilities)
- NJ Supportive Housing Connection Program
- CHOICE Program
- Special Needs Housing Partnership Program
- Multifamily Rental Housing Program
- Multifamily Conduit Bond Program
- Public Housing Construction and Permanent Loan Program
- Sandy Special Needs Housing Fund
- Rental Housing Incentive Finance Fund
- 100% Mortgage Program
- Urban Home Ownership Recovery Program
- Low-Income Housing Tax Credit Allocation Program
- Money Follows the Person Housing Partnership Program
- Section 811 Project Based Rental Assistance Program
- Fund for Restoration of Multifamily Housing (FRM)
- Fund for restoration of Multifamily Housing -Public Housing Authority Set -Aside

List the information of the State or Federal financing or insuring agency's contact person:

Name: _____

Title: _____

Department/Agency: _____

Address: _____

Telephone Number: _____

SECTION 6: PROJECT CONSTRUCTION/OWNERSHIP (check all that apply)

- 1. The project is new construction.
- 2. An existing project is being rehabilitated.
If rehab, specify name of individual, entity, etc. who is the current owner of the project.

- 3. Ownership of an existing project is being transferred to the new urban renewal entity.

If transfer, specify name of individual, entity, etc. from whom the project is being or has been transferred. _____

Is the transferor entity a limited dividend corporation or association, established pursuant to the Limited Dividend and Non Profit Housing Corporations and Associations Law, N.J.S.A. 55:16-1 et seq.? (yes or no) _____

Is the transferor entity a limited dividend corporation or association, established pursuant to the Limited Dividend and Nonprofit Housing Corporations and Associations Law, N.J.S.A. 55:16-1 et seq.? (yes or no) _____

Has the project ever been subject to a deed restriction, as a limited dividend project, pursuant to the Limited Dividend and Nonprofit Housing Corporations and Associations Law, N.J.S.A. 55:16-1 et seq.? (yes or no) _____

Is the transferor entity an existing urban renewal entity established pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq.? (yes or no) _____

- 4. Has this project caused or will this project cause displacement of individuals or businesses? (yes or no) _____

SECTION 7: CERTIFICATION

NOTE: This certification must be completed by an individual authorized to execute the certificate of incorporation (incorporator), the certificate of limited partnership (general partner), or other similar certificate or statement as may be required by law.

CERTIFICATION

I attest that the information stated herein is truthful and accurate to the best of my knowledge and understand that failure to fully and accurately disclose any information may delay processing the application while the Department investigates the application and project. Further, I understand that any project of the urban renewal entity may be subject to additional Department review and approval, pursuant to the requirements of the Limited Dividend and Nonprofit Corporations or Associations Law, N.J.S.A. 55:16-1 et seq., the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., and/or rules governing Limited Dividend and Nonprofit Housing Corporations and Associations and Urban Renewal Entities, N.J.A.C. 5:13-1 et seq.

Sworn to me and subscribed before me this day of
(mo/day/year) 2/16/2022

Melissa Newman
Melissa Newman
(notary public/attorney)

X [Signature]
(authorized individual's signature)

Luis Gomez
(print name of authorized individual)

**MELISSA L. NEWMAN
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 10, 2026**



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
LOCAL PLANNING SERVICES
101 SOUTH BROAD STREET
PO Box 813
TRENTON, NJ 08625-0813
(609) 292-3000 • FAX (609) 633-6056

PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

DEPARTMENT OF COMMUNITY AFFAIRS

TO: State Treasurer
RE: DANOI RESIDENCE URBAN RENEWAL LLC
(formerly DANOI RESIDENCE LLC)
File # 3349
An Urban Renewal Entity

This is to certify that the attached AMENDMENT TO CERTIFICATE OF FORMATION OF AN URBAN RENEWAL ENTITY has been examined and approved by the Department of Community Affairs, pursuant to the power vested in it under the "Long Term Tax Exemption Law," P.L. 1991, c.431.

Done this 3rd day of May 2022 at Trenton, New Jersey.

DEPARTMENT OF COMMUNITY AFFAIRS

By: 
Sean Thompson, Director
Local Planning Services

