



**CITY OF JERSEY CITY**  
**DEPARTMENT OF ADMINISTRATION**

**DIVISION OF TAXATION**  
CITY HALL • 280 GROVE STREET • JERSEY CITY, NEW JERSEY 07302  
TELEPHONE (201) 547-5188

October 16, 2019

**VIA CERTIFIED MAIL**

Chosen Condominiums Urban Renewal, LLC  
61 Joanna Way  
Short Hills, New Jersey 07078

**NOTICE OF DEFAULT**

RE: 3075 John F. Kennedy Boulevard  
Billing Account Number: 657005

To whom it may concern:

It has come to the City's attention that Chosen Condominiums Urban Renewal, LLC is operating the tax abated property located at 3075 John F. Kennedy Boulevard as a hotel, trading as the "Caprice Hotel". This is in direct violation of Section 2.3 of the Financial Agreement executed on May 28, 2013 which requires that Chosen would construct a market-rate residential rental complex. In addition, Chosen failed to submit Auditor's Reports in violation of Section 7.2(A) of the Financial Agreement, it has failed to submit a Total Project Cost Audit in violation of Section 7.2(B) of the Financial Agreement and it has failed to provide any Ownership Disclosure Statements in violation of Section 7.2(C) of the Financial Agreement. Consequently, the City hereby declares Chosen to be in **default** of the Financial Agreement and instructs Chosen to cease and desist the operation of a hotel at the premises immediately and to submit all reports required by Section 7.2 of the Financial Agreement within **thirty (30) days** from the date of this letter otherwise the City will terminate the tax exemption granted to Chosen and the property owned by it will be returned to the conventional tax rolls.

In addition, the City hereby provides notice that in accord with Section 7.3 of the Financial Agreement, the City will conduct an inspection of 3075 John F. Kennedy Boulevard including any equipment, buildings and other facilities on the premises and the City also hereby provides notice of its intent to conduct an audit of Chosen's financial records. All costs incurred by the City to conduct this inspection and audit, including, but not limited to, any attorneys' fees and any accounts' fees, shall be billed to Chosen and paid to the City as part of the Entity's Annual Service Charge. Delinquent payments shall accrue interest at the same rate as for a delinquent service charge.



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**ERNEST BORJA**

cc: Oswin E. Hadley, Esq. (*via Certified Mail*)  
Melanie Walter Director, Division of Local Government Services (*via Certified Mail*)