

NEW JERSEY APPLESEED
 Public Interest Law Center
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SUPERIOR COURT OF NEW JERSEY
 LAW DIVISION: ESSEX COUNTY
 DOCKET NO. ESX-L-008631-17

PLANEWARK, BUTTON FACTORY	X	
CONDOMINIUM ASSOCIATION, INC.,	:	
ALEIX MARTINEZ, MADELINE RUIZ,	:	
LISA SANDERS,	:	CIVIL ACTION
	:	
Plaintiffs,	:	
	:	CERTIFICATION OF
	:	LISA SANDERS
v.	:	
	:	
MUNICIPAL COUNCIL OF THE CITY	:	
OF NEWARK, NEWARK CENTRAL PLANNING	:	
BOARD, KENNETH LOUIS, in his	:	
official Capacity as City Clerk	:	
of the City of Newark,	:	
	:	
Defendants.	:	
	X	

I, Lisa Sanders, of full age, certify as hereunder:

- I am the owner of real property designated as Block 195.01, Lot 11, Qualifier C11 on the Tax Map of the City of Newark, more commonly known as 61 New Jersey Railroad Avenue, Unit 11, in Newark, New Jersey.
- My property is located within 200 feet of property subject to change by Ordinance 17-1437 entitled "Ordinance of the

Municipal Council of the City of Newark Amending the City of Newark Zoning Ordinance, Title XLI, Chapters 1 Through 5 of the Municipal Code, To Create an MX-3 Zone" or within 200 feet of such proposed zoning change.

3. To this date, I have not received any notice from the City of Newark via certified mail or regular mail regarding any proposed zoning changes.
4. I also served as the President of the Button Factory Condominium Association for the calendar year 2017, a condominium association incorporated under the New Jersey Condominium Act, P.L.1969, c.257 (C.46:8B-1 et seq.) and comprised of 16 units.
5. During my tenure as President, I have been in charge with regularly keeping up with any mailings received by our condominium association as they would be forwarded to my attention by Rockfort Property Management, our property management corporation.
6. To this date, the Condominium Association has not received any notice from the City of Newark via certified mail or regular mail regarding any proposed zoning changes.
7. Ordinance 17-1437 dramatically alters the character of the neighborhood, the intensity of development in the neighborhood and the permitted uses in the new MX-3 zone. As an owner of property literally across the street from

the proposed change and given the magnitude of the proposed zoning change, notice to the Condominium Association was required by law and not provided.

8. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

July 16, 2018

Dated: July 16, 2018



LISA SANDERS

Owner of 61 New Jersey Railroad,
Unit 11, Newark, NJ 07105