

State of New Jersey,) ss
County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):
Jersey Journal 05/06/2022

Exhibit - A-10
THE L GROUP, LLC
Z-22-001
(04-18-2022 - akl)

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 6th day of May 2022

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136252
My Commission Expires 09/08/2025

D. L. Hauser
Notary Public

**NOTICE OF PUBLIC HEARING
CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT**

Application No. Z-22-001

Please take notice that on the 16th day of May 2022, at 6:00 P.M., and thereafter on such dates as such hearing may be continued, the City of Bayonne Zoning Board of Adjustment (the "Board") will hold an in-person meeting (the "Hearing") on the application of the L Group, LLC (the "Applicant"), at the Dorothy E. Harrington Council Chambers in the City Hall located at 630 Avenue C, Bayonne, New Jersey, 07002 for property located at New Hook Road and East 22nd Street, and designated as Block 452.02, Lot 5.01 on the Tax Maps of the City of Bayonne (the "Property"). The Property, which is comprised of approximately 6.95 acres and was previously utilized by Clayton Block, is located in the "Rt. 440 West Redevelopment Area" (the "Redevelopment Area") and is regulated by the "Scattered Site Redevelopment Project: Phase II, Site 14; Rt. 440 West Redevelopment Plan" (the "Redevelopment Plan"). The Property is also in the H-C Highway Commercial / Selected Light Industrial Zone (the "H-C Zone").

The Redevelopment Plan, by reference to the H-C Zone, permits "commercial parking facilities" as principal land uses. The Applicant, consistent with its understanding of a commercial parking facility, has utilized the Property for the paid parking of commercial vehicles, including but not necessarily limited to, passenger vehicles, trucks, trailers, heavy equipment, and automobile transporters. In or around August 2021, the Applicant sought confirmation from the City's Zoning Officer that its use of the Property was permitted in the Redevelopment Area ("Zoning Verification Request"). On or about January 7, 2022, the City's Zoning Officer denied the Applicant's Zoning Verification Request and determined that commercial parking facilities only allow for the parking of automobiles, not commercial vehicles (the "Zoning Officer's Denial"). The Applicant is appealing the Zoning Officer's Denial and is seeking the Board's confirmation that "commercial parking facilities" allow for the parking of commercial vehicles as described, but not necessarily limited to, above.

In connection with this Application, the Applicant will also request any variances, waivers, deviations, amendments, exceptions, interpretations, permits, appeals, and/or approvals from the Redevelopment Plan and The Revised General Ordinances of the City of Bayonne (including the Zoning Regulations and the Planning and Development Regulations of the City of Bayonne) as may arise during the review and / or processing of the application, during the course of the Hearing, or at the request of the Board.

This Hearing will NOT be conducted virtually by electronic communications, but rather in-person. Any interested party may appear in-person, or be represented by agent or by attorney, to present any objections or comments which you may have to granting this application.

The application forms and supporting documents are on file at least ten (10) days prior to the Hearing at the City of Bayonne - Division of Planning and Zoning in Room 13, at Bayonne City Hall, 630 Avenue C, Bayonne, New Jersey 07002, and may be inspected by the public Monday through Friday, holidays and furlough days excepted, between the hours of 9:00 a.m. and 4:30 p.m.

Copies of the application forms, documents, and exhibits can also be viewed on the City of Bayonne's website at <https://www.bayonnenj.org/>. On the home page, click on "ZBA EXHIBITS." Any individual seeking more information in accessing the application and supporting documents and/or the Hearing is encouraged to contact Alicia Losonczy, Zoning Board of Adjustment Administrator, during regular business hours, between the hours of 9:00 a.m. and 4:30 p.m. in advance of the Hearing, at 201-858-6182 or ALosonczy@BayNJ.org.

L Group, LLC
Name of Applicant
528 L.L.C.
Property Owner

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