

CECININI LAW GROUP LLC

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May 27, 2026

PETER CECININI, ESQ.
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JAMES BEGLIOMINI, ESQ.
R. CONNOR SULLIVAN, ESQ.

VIA HAND DELIVERY

Alicia Losonczy
City of Bayonne Planning/Zoning Board of Adjustment Admin
630 Avenue C, Rm 13
Bayonne, NJ 07002

RE: Completeness dated May 6, 2026
527 Avenue A, Bayonne, NJ (BL 192 / Lot 20)
S-26-004

Dear Ms. Losonczy,

In response to Incompleteness dated May 6, 2026 in the above referenced matter, enclosed please find:

- I9. Updated site plan by Stephen Kawalek and Survey;
- I10. Updated 200 ft list from the Tax Assessor;
- III1: Updated site plan by Stephen Kawalek;
- III3: Updated site plan by Stephen Kawalek;
- III6: Photos that were previously provided with the TRC application attached;
- III3: Same as I10, 200 ft list attached hereto from the Tax Assessor;

The shortage of the Escrow and Application fees were previously delivered to your office.

Kindly advise once complete and scheduled.

Thank you.

Very truly yours,
Jamie Squillante
Jamie Squillante
Legal Secretary



City of Bayonne
DIVISION OF PLANNING & ZONING
& DEVELOPMENT
630 AVENUE C
BAYONNE, NJ 07002
TEL. 201-858-6182
E-MAIL: ALosonczy@baynj.org



May 6, 2026

Peter Cecinini, Esq.
1081 Avenue C
Bayonne NJ 07002

Re: Z-26-004 – Amal Tawadros
Site: 527 Avenue A; Block 192; Lot 20

Dear Mr. Cecinini:

Please be advised that the City Engineer has reviewed the submitted application documents for completeness in connection with the above-referenced application and has determined that the application is deemed **incomplete**. Please refer to the enclosed Certificate of Completeness for a list of the remaining items that must be addressed before the application will be deemed complete.

Please note from the Completeness Review that the total amount of escrow required for this application is \$10,500, however, the applicant made an initial escrow deposit of \$5,000 at the time of filing. The **balance of escrow due at this time is \$5,500**. Please provide a check to my office for this amount. Also, the application fee required is \$2,600, however, the applicant posted an initial deposit in the amount of \$850, therefore, the **balance of the application fee due is \$1,750**.

Should you have any questions or concerns regarding this matter please feel free to contact me.

Very truly yours,


Alicia K. Losonczy
Land Use Administrator

AKL/sb
Enclosure



CITY OF BAYONNE
CERTIFICATE OF COMPLETENESS REVIEW

Date: May 6, 2026

I hereby certify that the application of

Application No.: Z-26-004
Applicant Name: Amal Tawadros
Property Address: 527 Avenue A; Block 192, Lot 20
Site Plan dated: April 17, 2026

is [] complete [X] incomplete per requirements of the Bayonne Development Ordinance and attached checklist.

- I9: Provide existing and proposed elevations on site and extending off site.
I10: Provide Official Property Owner's List from the Tax Assessor's Office.
I11: Delineate existing subsurface and above-ground utilities.
I13: Provide method of handling and disposal of all storm sewer discharge for the rear yard.
I16: Provide photos of property in question.
I13: Provide list of all individual property owners of property within 200-feet of the development with lot and block numbers.

Escrow in the amount of \$10,500.00 is required to be filed with the City Land Use Administrator prior to hearing.

GREG A. VALESI, PE, CME
City Engineer's Office

Date: 5/6/2026

Do not write below this line - For City Use Only

DATE FOR ACTION: 6/5/2026
TYPE OF APPROVAL REQUIRED:
Administrative Approval
Board:
Variances: Use [] Bulk (c) [X] (a) [] (b) [] Design Waiver:

cc: Richard Campisano, Esq.