

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 12/21/2023

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 21th day of December 2023

Dianna L. Hauser
Notary Public

DIANNA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 60136252
My Commission Expires 09/08/2025

Exhibit - A-16
HUDSON PROPERTY
HOLDINGS, LLP
Z-23-019
(01/22/2024-ak)

LEGAL NOTICE

PLEASE TAKE NOTICE that HUDSON PROPERTY HOLDINGS, LLP (the "Applicant") has filed an application bearing Application Number Z-23-019 with the Zoning Board of Adjustment of the City of Bayonne regarding the real property located at 40 East 5th Street, Block 342, Lot 18 on the Tax Map of the City of Bayonne (the "Property"). The aforementioned application seeks the following relief:

so be available electronically either on the City of Bayonne Division/Office of Planning and/or Zoning website or by calling or e-mailing the City of Bayonne Division/Office of Planning and/or Zoning.

12/21/23

\$82.26

40 East 5th Street is a pre-existing 25' X 103.72' vacant lot in the R-2 zone. The applicant seeks to construct a new 3-story 2-family house, with 3 off-street parking spaces, on this lot. The applicant does not require a height variance, since the proposed house would be within the 35' height allowed in the R-2 zone. However the applicant does seek a stories variance since 2.5 stories are allowed in R-2 and the proposed house would be 3 stories. Applicant also seeks variance relief for lot frontage/width and area because R-2 zoning requires conforming lots to be 30' X 100'. Lastly, the Applicant seeks a variance for parking stall size since the minimum stall width allowed in Bayonne is 10' and applicant proposes a parking stall width of 9'. Any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing or hearing of this application will also be sought.

A public hearing for this application is scheduled for January 22, 2024 at 6:00 p.m. at Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, NJ before the Zoning Board of Adjustment. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board of Adjustment. All maps and documents related to this application are on file in the City of Bayonne Division/Office of Planning and/or Zoning and are available for inspection during regular municipal business hours at 630 Avenue C, Bayonne, N.J. They may al-

