



PRIME TUVEL & MICELI

ATTORNEYS AT LAW

February 28, 2025

VIA EMAIL - alosonczy@baynj.org

City of Bayonne – Division of Planning & Zoning
630 Avenue C

Bayonne, New Jersey 07002

Attn: Alicia K. Losonczy, Planning Board Administrator

40 Cottage St, LLC (the “Applicant”)
80-84 East 25th Street, Bayonne, New Jersey 07002
Block 442, Lot 14 (the “Property”)
Planning Board No.: P-21-001
Site Plan Waiver

Dear Ms. Losonczy,

As you are aware, this office represents the Applicant in connection with the above referenced planning board number. Applicant has previously submitted its preliminary and final major site plan application (the “Application”) and is currently scheduled to be heard before the planning board on March 11, 2025.

The Applicant respectfully requests a submission waiver for the following items identified in the redevelopment plan:

- 1) Section 6.10(C): A recycling and refuse plan, showing the operations, manuals, pickup, and estimated trash volume; and
- 2) Section 6.10(F): The redeveloper shall submit a preliminary construction staging statement as part of its site plan submission to the Planning Board.

Please accept this letter as Applicant’s written justification for a waiver of the two (2) aforementioned site plan submission requirements. Applicant submits that this request is justified as these matters are not directly related to site plan and instead, Applicant is prepared to address Number 1 through its resolution compliance requirements; and Number 2 during the preconstruction meeting between the Applicant and City professionals. To the extent necessary, Applicant’s professionals will provide testimony at the Hearing.

Should you have any questions or require any further information, please do not hesitate to contact our office.

Very truly yours,

Michael Miceli

Michael Miceli

Attorney for Applicant

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