

Exhibit A-20
187 Broadway, LLC
Z-20-014
(04/19/2021)akl

AFFIDAVIT OF SERVICE

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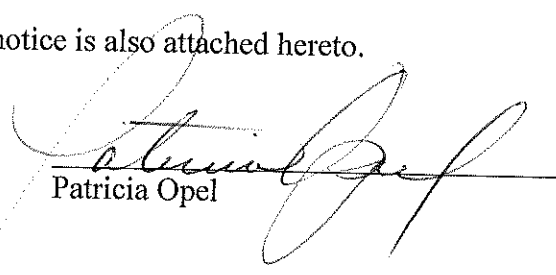
SS:

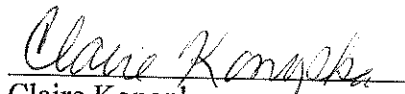
County of Hudson
.....

Patricia Opel, being duly sworn according to law, on her oath deposes and says that she is the Administrative Assistant to William J. Finnerty, the attorney for 187 Broadway, LLC the applicant under calendar # Z-20-014. On April 8, 2021 at least ten (10) days prior to the hearing date, I gave personal notice to all property owners within 200' of the property affected by Cal. # Z-20-014 for property located at Block 318 Lot 18, located at 187 Broadway. Said notice was sent by Certified Mail, Return Receipt Requested. Copies of the registered receipts are attached hereto.

Notice was also published in the *Jersey Journal* newspaper as required by law. A copy of the proof of publication of said notice is also attached hereto.

Sworn and subscribed to
before me this 13th
of April, 2021


Patricia Opel


Claire Konopka,
Notary Public

Claire B Konopka
Notary Public
New Jersey
My Commission Expires 7-23-21
No. 35131

NOTICE TO PROPERTY OWNERS

CITY OF BAYONNE

ZONING BOARD OF ADJUSTMENT

TAKE NOTICE that on the 19th day of April, 2021, a virtual meeting will be held at 6:00 P.M. before the Bayonne Zoning Board of Adjustment on the application for a Use Variance, Major Preliminary and Final Site Plan Approval of 187 Broadway LLC who intend to construct a residential building in the C-1 (Neighborhood Commercial District) also known as the 8th Street Station Rehabilitation Area. The construction proposed will include retail use and a studio apartment on the ground floor. There will be four (4) residential units on the upper two (2) floors. The property is located at 187 Broadway, Block 318, Lot 18. In addition to the application for the Use variance and Site Plan Approval other approvals including a parking variance/waiver and bulk variances/waivers and such other variances may be sought as required by the plans and the Board.

The Zoning Board of Adjustment will hold a virtual meeting at the above date and time. Any persons interested in the hearing can contact the Planning/Zoning Board Secretary of the Zoning Board at 201-858--6182 to obtain the necessary information to review the plans on file and to also obtain the necessary information to participate in the hearing during regular business hours (8:30 A.M. to 4:30 P.M.) in the Municipal Building, 630 Ave. C, Bayonne, New Jersey.

HUGHES & FINNERTY, P.C.
Attorneys for Applicant

By:


WILLIAM J. FINNERTY, ESQ.

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