

AFFIDAVIT OF PUBLICATION

Order Number : 11584697

STATE OF WISCONSIN  
Brown County

Of **The Record** and **Herald News**, are the newspapers of general circulation and published in Hackensack and Woodland Park, in the Counties of Bergen and Passaic, and of general circulation in Bergen, Passaic, Essex, Hudson, Morris and Essex Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

08/20/2025



*[Handwritten signature]*

Legal Clerk

*[Handwritten signature]*  
Notary Public State of Wisconsin County of Brown

*5.15.27*

My commission expires

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

Legal Notice For Publication

PLEASE TAKE NOTICE that THE BLVD 1224, LLC (the "Applicant") has filed an application bearing Application Number Z-25-005 /TRC-25-690 with the Zoning Board of Adjustment of the City of Bayonne regarding the real property located at 1224 & 1226 Kennedy Blvd., Block 25, Lot(s) 7 & 8 on the Tax Map of the City of Bayonne (the "Property"). The aforementioned application seeks the following relief:

The Property is a pre-existing commercial use. Applicants is a tenant of the owner and has filed this Application with the owner's permission. Applicant currently operates a small deli and convenience store in the commercial first floor unit abutting Kennedy Boulevard. While the applicant currently serves cold sandwiches and similar unheated deli type food, it seeks to install a small kitchen on the Property to allow them to make hot food for their customers moving forward. A use variance is being sought to permit the applicant to expand the pre-existing commercial use to include the service of hot food in addition to cold food. Applicant also seeks to convert a portion of the store to pharmacy use, which was a request from its current customer base. Applicant seeks to set up a counter and small waiting area for pharmacy customers. Many of the applicant's current customers have limited ability to drive and the applicant believes the availability of a walk-in pharmacy nearby will be a benefit to the neighborhood. A use variance is similarly required for the Pharmacy use and is being sought by the Applicant. With the exception of adding an exterior vent on the side of the building for the oven, and some updates to the signage, Applicants do not seek to make changes to the exterior footprint of the building however bulk variances may also be required for front, rear and side yard set back and for lot coverage which are pre-existing non-conformities of the existing building. 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 September 15, 2025 at 6:00 p.m. at Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, NJ 07002 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, NJ 07002. They may also 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.

August 20 2025

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