

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

SS

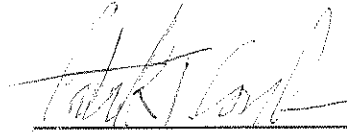
COUNTY OF PASSAIC

Patrick T. Conlon, of full age, being duly sworn according to law deposes and says:

Attached is a certified list of property owners located within 200 feet of Block 721, Lot 2 (C003) in the City of Bayonne, New Jersey, the property affected by the City of Bayonne Planning Board Hearing scheduled for August 11, 2026, at 6:00 p.m.

1. On July 28, 2026, a copy of the Legal Notice associated with this Hearing was served on each of said persons on the 200-foot list via certified mail, return receipt requested. The original certified mail receipts are attached hereto.

2. On July 30, 2026, a copy of the Legal Notice associated with this Hearing was published in the Star Ledger. Attached is a copy of the Legal Affidavit.

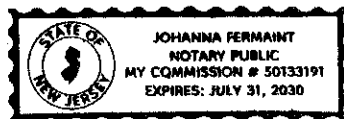


Patrick T. Conlon

Sworn to and subscribed before me
this 5th day of August, 2026



A Notary Public of the
State of New Jersey





City of Bayonne
Department of Finance
630 Avenue C
Bayonne, NJ 07002
Phone (201) 858-6051



Robert Kubert, Mayor

Jessica H. Connors, C.T.A., Tax Assessor

June 17, 2026

Patrick T. Conlon
pconlon@sh-law.com, lmastrangelo@sh-law.com

RE: Block: 721 Lots:
C0003/C003X

Dear Mr. Conlon and to whom it may concern:

This letter will confirm that the enclosed is certified to be a list of properties within 200 feet of the above-mentioned block & lot(s) as noted in the property tax records of the City of Bayonne.

Kennedy Boulevard is a County Road, and if warranted, you should notify the following:
Clerk of Hudson County, 257 Cornelison Avenue, Jersey City, NJ 07306

You should also provide notice to the following utilities that have easements and rights of way throughout the municipality:

P.S.E. & G, 80 Park Plaza, Newark, NJ 07102

City of Bayonne Water & Sewer Division, City Hall, 630 Avenue C, Bayonne, NJ 07002

Verizon Telephone, One Verizon Way, Basking Ridge, NJ 07920

Cablevision of Bayonne, 1111 Stewart Avenue, Bethpage, NY 11714

Texas Eastern Transmission, LP, (aka Spectra Energy), 5400 Westheimer Ct, Houston, TX 77056-5310

Sincerely,

Kaitlin Weaver, Tax Clerk

City of Bayonne

Buffer Report

Highlighted feature(s)

Subject Property (1)

BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner City/State/Zip
721	2	C0003	22-26 GOLDSBOROUGH DRIVE	BAYONNE REDEVELOPERS UR BLK 720,LLC	810 SEVENTH AVENUE, FL 10	NEW YORK, NY 10019

§

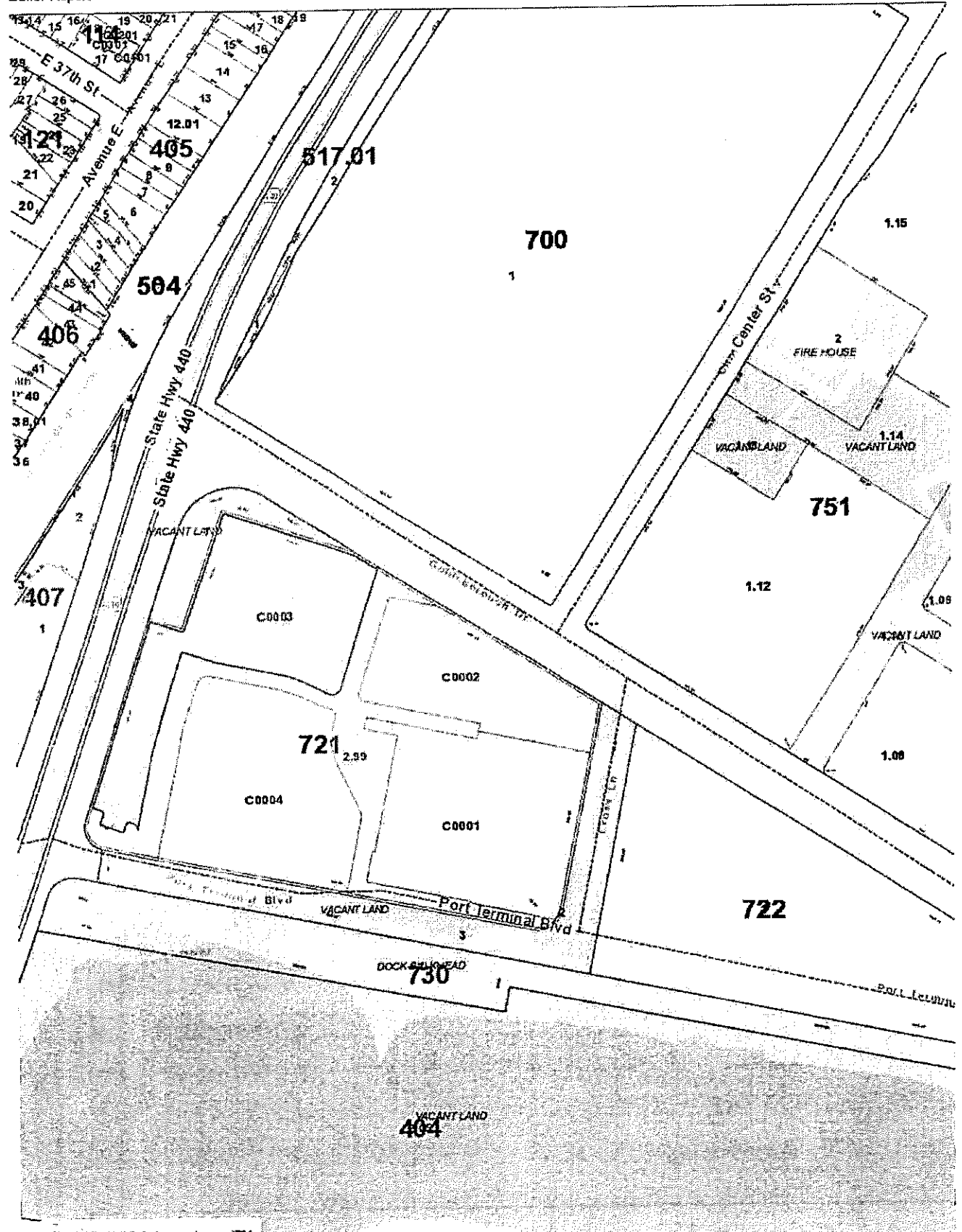
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (15)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
404	2.05		CITY OF BAYONNE & PA OF NY & NJ	P@ SIDE	630 AVE C	BAYONNE, NJ 07002
407	1		NEW JERSEY TRANSIT CORP	PROSPECT AVE	ONE PENN PLAZA EAST	NEWARK, NJ 07105
407	2		NEW JERSEY TRANSIT CORP	E 32ND ST&PROSPECT AVE	1 PENN PLAZA EAST	NEWARK, NJ 07105
407	3		NEW JERSEY TRANSIT CORP	NY BAY & PROSPECT AVE	ONE PENN PLAZA EAST	NEWARK, NJ 07105
504	4		CONRAIL	CONRAIL	650 W PEACHTREE ST NW	ATLANTA, GA 30308
517.01	1		CONRAIL	CONRAIL	650 W PEACHTREE ST NW	ATLANTA, GA 30308
700	1		BAYONNE REDEVELOPERS URBAN RENEWAL	19-21 GOLDSBOROUGH DR	999 LAKE DR% COSTCO	ISSAQUAH, WA 98027
721	1		CITY OF BAYONNE	P@ STATION SOUTH	630 AVENUE C	BAYONNE, NJ 07002
721	2		BAYONNE BLOCK 721 COMMERCIAL CONDO.	18-40 GOLDSBOROUGH DRIVE	80 S JEFFERSON RD STE 202	WHIPPANY, NJ 07981
721	2	C0001	BAYONNE REDEVELOPERS UR BLK 720,LLC	40 GOLDSBOROUGH DRIVE	3161 MICHELSON DR, #600	IRVINE, CA 92612
721	2	C0002	BAYONNE REDEVELOPERS UR BLK 720,LLC	18 GOLDSBOROUGH DRIVE	1 CVS DRIVE %CVS#11203-01	WOONSOCKET, RI 02895
721	2	C0004	LIDL US OPERATIONS, LLC %TAX DEPT	20 GOLDSBOROUGH DRIVE	3500 S. CLARK ST	ARLINGTON, VA 22202
721	2.99		BAYONNE BLOCK 721 COMMERCIAL CONDO.	18-40 GOLDSBOROUGH DRIVE	810 SEVENTH AVE, FLOOR 10	NEW YORK, NY 10019
721	3		CITY OF BAYONNE	P@ STATION SOUTH	630 AVENUE C	BAYONNE, NJ 07002
730	1		CITY OF BAYONNE	P@ STATION SOUTH	630 AVENUE C	BAYONNE, NJ 07002

City of Bayonne - Map

Buffer Report



0901	Block:	Lot:	Q:	
	Prior Block:	Lot:	Q:	
Loc:				00000
Owner:				Billing Code:
Street:				Account Num:
Town:				Mtg Acct#:
Class:	Deductions:	S	V	W
SaleD:	Bk:	Pg:	Price:	R
				D
				Own:
				Amt:
				NU#:
				Cd:
				R:
				87.13
	2026	2027	Taxes	2025
Land:			(57):	Exemptions/Abatements
Impr:				1
	0	0	(58):	2
			2026	3
Net:			Partial:	4
Land Dim:				YrBlt:
Bldg Desc:				Neigh:
Add Lots:				SF:
				PrcSF
				Ucd: 20
				Map:
				Zone:
				Style:

0901	Block: 721	Lot: 7	Q: 7
Prior	Block:	Lot:	Q:
Loc:	00000		
Owner:	Billing Code:		
Street:	Account Num:		
Town:	Mtg Acct#:		
Class:	Deductions: S	V	W R D
SaleD:	Bk:	Pg:	Price: Own: Amt: NU#: Cd: R: 158.20

Land:	2026	2027	Taxes 2025	Exemptions/Abatements
Impr:			(57):	1
	0	0	2026	2
Net:			(58):	3
			Partial:	4

Land Dim:	Class4Cd:	YrBlt:	Neigh:
Bldg Desc:	BldgClass:	SF:	
Add Lots:	Type/Use:	PrcSF:	Ucd: 20
	Style:	Zone:	Map:

0901	Block:	Lot:	Q:	
	Prior Block:	Lot:	Q:	
Loc:				Billing Code: 00000
Owner:				Account Num:
Street:				Mrg Acct#:
Town:				
Class:	Deductions:	S	V	W R D Own: Amt:
SaleD:	Bk:	Pg:	Price:	NU#: Cd: R: 56.86
	2026	2027	Taxes 2025	Exemptions/Abatelements
Land:			(57):	1
Impr:			2026	2
	0	0	(58):	3
Net:			Partial:	4
Land Dim:			Class4Cd:	YrBlt: Neigh:
Bldg Desc:			BldgClass:	SF:
Add Lots:			Type/Use:	PrcSF UCd: 20
			Style:	Zone: Map:

0901 Block: 721 Lot: 2 Q: C004X M
 Prior Block: 721 Lot: 2 Q:
 Loc: 20 GOLDSBOROUGH DRIVE 01 BAYONNE CITY, NJ 02/02/01
 Owner: LION US OPERATIONS, LLC Billing Code: 00000
 Street: 3500 S. CLARK ST Account Num: 72000211
 Town: ARLINGTON, VA Zip: 22202 Mtg Acct#: 0
 Class: 15F Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
 Alcd: 12/11/19 Blk: 9488 Pg: 33 Price: 6900000 NU#: 76 Cd: R: 213.53

	2026	2027	Taxes	2025	Exemptions/Abatements
and:	0	0	(57):	0.00	1
mpr:	14733700	14733700		2026	2
	0	0	(58):	0.00	3
et:	14733700	14733700	Partial:		4

and Dim: 2.3326 AC Class4Cd: YrBlt: 2020 Neigh: 500
 Bldg Desc: BldgClass: SF: 0
 dcl Lots: Type/Use: PrcSF: 0 UCd: 24
 Style: Zone: BMHO Map:

0901 Block: 700 Lot: 1 Q: X M
 Prior Block: Lot: Q: 03/07/24
 Loc: 19-21 GOLOSSBOROUGH DR 01 BAYONNE CITY, NJ 00000
 Owner: BAYONNE REDEVELOPERS URBAN RENAISSANCE Billing Code: 00000
 Street: 80 S JEFFERSON RD, STE 202 Account Num: 700000003
 Town: WHIPPANY, NJ Zip: 07981 Mtg Acct#:
 Class: 1SF Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0
 Saled: 00/00/00 Bk: Pg: Price: 0 NU#: Cd: R: 0.00

	2026	2027	Taxes	2025	Exemptions/Abatements
Land:	0	0	(57):	0.00	1
Impr:	25225400	25225400		2026	2
	0	0	(58):	0.00	3
Net:	25225400	25225400	Partial:		4

Land Dim:	Class4Cd:	YrBlt: 2010	Neigh: 500
Bldg Desc:	BldgClass: 10	SF: 0	
Addl Lots:	Type/Use:	PrcSF: 0	UCd: 2
	Style:	Zone: 3NH0	Map:

Lisa M. Mastrangelo

From: Kaitlin Weaver <kweaver@BayNJ.org>
Sent: Wednesday, June 17, 2026 1:58 PM
To: Patrick T. Conlon; Lisa M. Mastrangelo
Subject: [EXTERNAL] 200-foot list (721/2/C003X)
Attachments: 721 2 C0003 C003X.pdf; 20260617135127916.pdf; Screenshot 2026-06-17 135551.png; Screenshot 2026-06-17 135603.png; Screenshot 2026-06-17 135614.png; Screenshot 2026-06-17 135629.png

[EXTERNAL EMAIL]

Good Afternoon,

Attached is the 200-foot list that was requested for the above-mentioned property along with a utility letter. Please note that the site we use to generate our 200-foot lists does not allow an exempt entity to be highlighted or selected as a subject property, so I had to use the qualifier C0003 instead of C003X. In addition, exempt portions of parcels do not appear as individual properties on our generated lists. I provided screenshots of the exempt portions of Block 721 Lot 2. If you have any questions, do not hesitate to respond to this email, or call the number below.

Have a good day!

Kaitlin Weaver

Tax Assessor's Clerk
Bayonne City Hall, Room 19
Bayonne, NJ 07002
Email: kweaver@baynj.org
Phone: 201-858-6051

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Bayonne, NJ 07002

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Atlanta, GA 30308

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Bayonne Redevelopers Urban Renewal
99 Lake Drive
Issaquah, WA 98027

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Whippany, NJ 07981

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LLC
3161 Michelson Drive #600
Irvine, CA 92612

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LLC
1 CVS Drive
Woonsocket, RI 02895

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810 Seventh Ave
Floor 10
New York, NY 10019

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Tax Dept.
3500 S. Clark St
Arlington VA 22202

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Verizon Telephone
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City

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City of Bayonne Water & Sewer Div
City Hall
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Cablevision of Bayonne
1111 Stewart Avenue
Bethpage, NY 11714

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City of Bayonne
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St

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City of Bayonne
630 Avenue C
Bayonne, NJ 07002

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or Instructions

NJ Advance Media
Woodbridge Corporate Plaza
ATTN: Legal Advertising Dept.
485 Route 1 South
Bldg E., Suite 300
Iselin, NJ 08830



Star-Ledger

SCARINCI HOLLENBECK
331 NEWMAN SPRINGS RD STE 310
RED BANK, NJ 07701

AD#:0011112169

Sales Rep: Maria Nunez
Account Number: 1000947143
AD#: 0011112169

FOR QUESTIONS CONCERNING THIS AFFIDAVIT,
PLEASE CALL 732-902-4318 OR EMAIL legalads@njadvancemedia.com

Remit Payment to:

Dept 77571
P.O. Box 77000
Detroit, MI 48277-0571

Page 1 of 3

Date	Position	Description	P.O. Number	Costs
07/30/2026	Notices NJ	CITY OF BAYONNE PLANNING BOARD LEGAL NOTICE BAYONNE	public notice--Harbor View	
Ad Size				
2 x 72 L				
Affidavit Fee - 07/30/2026				\$100.00
Basic Ad Charge - 07/30/2026				\$128.16
Total				\$228.16

CLAIMANTS CERTIFICATION AND DECLARATION	
I do solemnly declare and certify under the penalties of law that this bill or invoice is correct in all its particulars, that the goods have been furnished or services have been rendered as stated herein, that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim, that the amount herein stated is justly due and owing, and that the amount charged is a reasonable one.	
Date: <u>7/30/2026</u>	Fed ID#: <u>13-3479374</u>
Signature: <u>Chris Tighe</u>	Official Position: <u>AR Manager</u>
CERTIFICATION BY RECEIVING AGENCY I, having knowledge of the facts, certify and declare that the goods have been received or the services rendered and are in compliance with the specifications or other requirements, and said certification is based on signed delivery slips or other reasonable procedures or verifiable information.	CERTIFICATION BY APPROVAL OFFICIAL I certify and declare that this bill or invoice is correct, and that sufficient funds are available to satisfy this claim. The Payment shall be chargeable to: Appropriation Account(s) and Amounts Charged: <u>P.O.# _____</u> _____ _____ _____ Signature: _____
Signature: _____ Title: _____	

THIS FORM APPROVED FOR USE BY LOCAL GOVERNMENTS BY THE LOCAL FINANCE BOARD



AD#: 0011112169

State of New Jersey,) ss
County of Middlesex)

Maria Nunez being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star-Ledger is a public digital newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said digital newspaper, was printed and published in the regular edition and issue of said digital newspaper on the following date(s):

Star-Ledger 07/30/2026

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Maria Nunez 

Principal Clerk of the Publisher

Sworn to and subscribed before me this 03th day of August 2026

*Jeanette
Kryzmalwski* 

Notary Public

JEANETTE KRYZMALSKI
Notary Public, State of New Jersey
Comm. # 50033947
My Commission Expires 3/8/2031

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**CITY OF BAYONNE PLANNING BOARD
LEGAL NOTICE
BAYONNE REDEVELOPERS URBAN RENEWAL BLOCK 720, LLC
BLOCK 721, LOT 2 (C003)
CITY OF BAYONNE**

Please be advised that an application has been filed with the City of Bayonne Planning Board on behalf of Bayonne Redevelopers Urban Renewal Block 720, LLC ("Applicant") seeking Preliminary and Final Site Plan approval for the development of a portion of Block 721, Lot 2 (C003) as shown on the Tax Map of the City of Bayonne located at 22-26 Goldsborough Drive (MOTBY) (the "Property"). The Property is located within the HS-4 area of the Harbor Station South Redevelopment Plan area.

The application proposes the construction of a new one (1) story commercial building of approximately 3,285 square feet attached to the existing retail building on the Property (the "Project"). The total number of parking spaces for the Property will not change, but four (4) vehicle parking spaces will be reconfigured as part of the Project. The Project is designated as P-26-011 by the City of Bayonne.

The applicant also requests that the application be deemed amended to include a request for any additional approvals, deviations, bulk variances, interpretations, design waivers and/or exceptions which are determined to be necessary in the review and processing of this application, whether requested by the applicant, the Planning Board and its professionals, or otherwise.

Any person interested in this application will have the opportunity to address the Planning Board of the City of Bayonne at a meeting to be held on Tuesday, August 11, 2026, at 6:00 p.m., in the Dorothy E. Harrington Municipal Council Chambers in City Hall, 630 Avenue C, City of Bayonne, Hudson County, New Jersey 07002. The public will have an opportunity to ask questions and present statements concerning this application. The plans and documents relating to this application are available for public inspection on any weekday during normal business hours at the offices of the Land Use Administrator of the City of Bayonne, City of Bayonne Municipal Building, 630 Avenue C, Bayonne, New Jersey 07002 or by contacting Board Secretary Alicia Losonczy by (a) email at alosonczy@baynj.org or (b) telephone at 201-858-6182 during normal business hours.

In addition, prior to the hearing, the Application and supporting materials (including maps, documents, and plans) will be available for public inspection free of charge by using the City of Bayonne's website as follows:

- Navigate to the City's webpage at <https://www.bayonnenj.org>;
- Scroll down the page and click on the link entitled "PB Meeting Exhibits";
- Scroll down the page to the Board meeting date for the Application. The Application and supporting materials will be posted under a heading for this Application.

Patrick T. Conlon, attorney at law
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Little Falls, NJ 07424
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201-899-2448

7/30/26 \$128.16

