

A-21

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 12/09/2021

Mary C Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 9th day of December 2021

[Signature]
Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136252
My Commission Expires 08/08/2025

CITY OF BAYONNE
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that on Monday, December 20, 2021 at 6:00 p.m. at the Dorothy E Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey, the City of Bayonne Zoning Board of Adjustment ("Zoning Board") will hold a PUBLIC HEARING on the application of Shweta Natasha Sharma (the "Applicant"), seeking variance approval in connection with the property located at 14 W. 49th Street, Bayonne, NJ, 07002, and designated as Block 64, Lot 32 on the Tax Maps of the City of Bayonne (the "Property"). The Property is owned by the Applicant.

ther in person or by agent or attorney and present any objections which you may have to the granting of this application. To view the exhibits for the Application please visit the City of Bayonne website at:

<https://boro.cityofbayonne.org/files/download.php?id=191&token=UJbNvtFUD8JC2GKAJJTYBPOEsV6XGfzz>

Contact Alicia Losonczy, Board Secretary, during regular business hours at 201-858-6182 or ALosonczy@BayNJ.org with any questions. Instructions for Public Participation in the meeting are also available on the City's website: www.Bayonnenj.org.

Stephen F. Hehl, Esq.
Hehl Offices of Javerbaum Wurgaff Hicks Kahn Wikstrom & Sinis, P.C.
370 Chestnut Street
Union, NJ 07083
Phone: 908-687-7000
Attorney for the Applicant

12/09/21

\$88.65

The Property is situated within the City's R-2 (Detached/Attached Residential) Zone District (the "R-2 Zone") and contains an existing single-family dwelling. Applicant proposes to renovate and improve the subject property by utilizing the existing single-family structure's footprint to construct a new two-family residence, with attached garage. In connection with the Application, Applicant seeks continuation of two existing bulk variances (one variance is being intensified), and one new variance is being requested for the Site, from the Zoning Regulations of the City of Bayonne, Schedule 1, as follows:
Minimum Lot Area: required: 3,000 square feet, existing and proposed: 1,394 SF;
Minimum Side Yard/Total Two Side Yards: required: 3'7", existing and proposed: 0.10'/0.29' (Intensified by the addition of the 2nd and 3rd floors); and one new variance is being proposed for Maximum Height (stories): required: 2½ stories (35'), proposed: 3 stories (33'11"); and for any additional deviations, variances, waivers, exceptions, interpretations, de minimis exceptions to RSIS, modifications of conditions of prior approvals, continuation of any preexisting nonconforming conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and/or relief that may be determined to be necessary during the review and processing of the application and/or based upon an analysis of the plans and testimony at the PUBLIC HEARING on the Application.

When the case is called, you may appear el-