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[Back](#)

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Notice Content

NOTICE OF PUBLIC HEARING CITY OF BAYONNE PLANNING BOARD PLEASE TAKE NOTICE that the City of Bayonne (the "City") Planning Board (the "Board") will hold an in-person public hearing on October 11, 2022 at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for preliminary and final major subdivision approval, bulk variance and/or design exception/waiver relief, and a statutory variance from N.J.S.A. 40:55D-35 and N.J.S.A. 40:55D-36 (the "Application") by Duke Realty Bayonne Development, LLC (the "Applicant") with respect to property having street addresses of East 22nd Street and between Hook Road and Avenue I, Bayonne, New Jersey 07002, which are designated as Block 465, Lot 9, and Block 466, Lot 1 as shown on the City of Bayonne Tax Duplicate (the "Property"). The existing office building on the Property has a street address of 250 East 22nd Street, Bayonne, New Jersey 07002. The Property, which is approximately 43.96 acres in size, is located in the City's I-H Heavy Industrial Zone District (the "I-H Zone"), which conditionally permits the existing tank farm and bulk storage of flammable or combustible liquids, and permits the other existing uses, buildings, and structures on the Property. The Applicant seeks preliminary and final major subdivision approval to subdivide the Property as follows: The Applicant is seeking preliminary and final major subdivision approval to subdivide the Property into two (2) new lots: Proposed Block 466.01, Lot 1, which will consist of approximately 37.7581 acres ("Proposed Lot 1"); and Proposed Block 466.01, Lot 2, which will consist of approximately 6.1972 acres ("Proposed Lot 2"). Proposed Lot 1 will be located on the Western portion of the Property and will have frontage on East 22nd Street, Avenue I, and Coleman Way (formerly or also known as Avenue J). Proposed Lot 1 will contain the existing office building, existing storage tanks, existing above-ground pipes, and various other existing site improvements. Proposed Lot 2 will be located on the Eastern portion of the Property and will be a triangular-shaped parcel that is bounded by Proposed Lot 1 and existing rail lines. Proposed Lot 2 will contain existing storage tanks, existing above-ground pipes, and various other existing site improvements. The Application proposes several easements between Proposed Lot 1 and Proposed Lot 2, including easements for vehicular access, drainage, utilities, and pipelines. The Application does not propose any changes to the Property's current uses or structures except as set forth herein. The Applicant further seeks bulk variances and/or design exception/waiver relief from the City of Bayonne Ordinances, including: minimum lot depth less than required for Proposed Lot 2 (200 feet required; less than 200 feet proposed as Proposed Lot 2 does not abut a street right-of-way, and therefore does not have a front lot line from which to measure lot depth pursuant to the Bayonne Ordinances); minimum side yard setback less than required for Proposed Lot 1 (25 feet required for one side yard; 17.33 feet proposed to an existing storage tank which may ultimately be demolished); minimum lot frontage less than required for Proposed Lot 2 (125 feet required; 0 feet proposed); and Proposed Lot 2 is not adjacent to a public street or does not have

access to an approved private street. The Applicant also seeks a statutory variance from N.J.S.A. 40:55D-35 and N.J.S.A. 40:55D-36 because Proposed Lot 2 does not abut a street giving access to the existing buildings and structures thereon. The Applicant further seeks any and all exceptions, waivers, variances, interpretations, continuations of existing nonconforming conditions, and other approvals as reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application. When the Application is called, interested parties may appear at the hearing, either themselves or by attorney and/or expert witnesses, and present any questions, comments, testimony, or objections that they may have to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. At least 10 days before the hearing, the Application and supporting materials (including maps, documents, and plans) will be on file and available for public inspection with the Board and/or the Board's Administrative Officer at the Board Offices located in Bayonne City Hall, 630 Avenue C, Bayonne, New Jersey 07002 during normal business hours. Interested parties may also arrange for the inspection of the aforementioned Application and supporting materials 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, at least 10 days before 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 with this link: <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 At least two (2) days before the hearing, exhibits that will be relied on at the hearing will be on file and available for public inspection with the Board and/or the Board's Administrative Officer at the Board Offices located in Bayonne City Hall, 630 Avenue C, Bayonne, New Jersey 07002 during normal business hours and/or will be posted on the City of Bayonne website, as set forth above. You may also arrange for the inspection of the same by contacting Board Secretary Alicia Losonczy by: (a) email at alosonczy@baynj.org or (b) telephone at 201-858-6182 during normal business hours. The Applicant may also present additional exhibits at the in-person hearing. To the extent that they are available before the hearing, reports of Board professionals will also be on file and available for public inspection with the Board and/or the Board's Administrative Officer at the Board Offices located in Bayonne City Hall, 630 Avenue C, Bayonne, New Jersey 07002 during normal business hours and/or will be posted on the City of Bayonne website, as set forth above. You may also arrange for the inspection of the same by contacting Board Secretary Alicia Losonczy by: (a) email at alosonczy@baynj.org or (b) telephone at 201-858-6182 during normal business hours. Michael Miceli, Esq. Prime & Tuvel 1 University Plaza Drive, Ste. 500 Hackensack, New Jersey 07601 Phone: (201) 883-1010 Email: mike@primejlaw.com Attorneys for Duke Realty Bayonne Development, LLC, Applicant 09/30/22 \$429.74

[Back](#)