

EXHIBIT A

NOTICE TO BE PUBLISHED IN OFFICIAL NEWSPAPER

**ZONING BOARD OF ADJUSTMENT
CITY OF BAYONNE**

PLEASE TAKE NOTICE that on the 11TH day of February 2025 at 6:00 pm the Zoning Board of Adjustment will hold a meeting in the Dorothy E. Harrington Council Chambers in the Municipal Building at 630 Avenue C, Bayonne, New Jersey to hear an application filed by **Salvatore Moscato** bearing application no. Z-24-003 for a variance from the requirements of the Zoning Ordinance Section 35-5.4 so as to permit the conversion of the first floor commercial space into a two-bedroom apartment, along with bulk variance relief for lot area, lot frontage, lot width, expansion of a non-conforming structure, and usable open space and number of parking spaces for the property located at 299 Avenue C and designated as Block 266, Lot 26 on the Tax Map of the City of Bayonne.

All maps and documents are on file in the office of the Zoning Board of Adjustment and are available for inspection during regular business hours.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board of Adjustment.

/s/ Joseph Nitti
Joseph Nitti, Esq.
Nitti & Nitti, PC
145 Eagle Rock Avenue
Roseland, NJ 07068
Attorneys for Applicant, Salvatore Moscato

EXHIBIT B

Jersey Journal, Jersey City



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Jersey Journal, Jersey City

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Notice Content

PUBLIC NOTICE ZONING BOARD OF ADJUSTMENT CITY OF BAYONNE PLEASE TAKE NOTICE that on the 11TH day of February 2025 at 6:00 pm the Zoning Board of Adjustment will hold a meeting in the Dorothy E. Harrington Council Chambers in the Municipal Building at 630 Avenue C, Bayonne, New Jersey to hear an application filed by Salvatore Moscato bearing application no. Z-24-003 for a variance from the requirements of the Zoning Ordinance Section 35-5.4 so as to permit the conversion of the first floor commercial space into a two-bedroom apartment, along with bulk variance relief for lot area, lot frontage, lot width, expansion of a non-conforming structure, and usable open space and number of parking spaces for the property located at 299 Avenue C and designated as Block 266, Lot 26 on the Tax Map of the City of Bayonne. All maps and documents are on file in the office of the Zoning Board of Adjustment and are available for inspection during regular business hours. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board of Adjustment. /s/ Joseph Nitti Joseph Nitti, Esq. Nitti & Nitti, PC 145 Eagle Rock Avenue Roseland, NJ 07068 Attorneys for Applicant, Salvatore Moscato 1/16/25 \$70.31

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Moscato

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01/16/2025	Legal In Column JJ	PUBLIC NOTICE ZONING BOARD OF ADJUSTMENT CITY OF BAYONNE		
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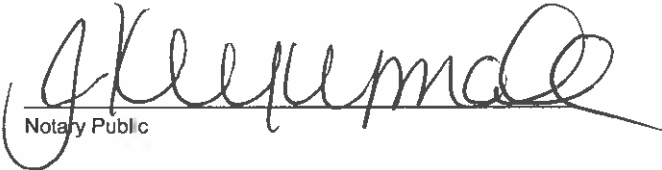
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Jersey Journal 01/16/2025



Principal Clerk of the Publisher

Sworn to and subscribed before me this 16th day of January 2025

JEANETTE KRZYMALSKI
NOTARY PUBLIC OF NEW JERSEY
Commission # 50033947
My Commission Expires 3/8/2026



Notary Public

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