

AFFIDAVIT OF SERVICE

STATE OF NEW JERSEY

SS


COUNTY OF

ANDREA VERDUGO, 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 the premises located at 54 Flagship Street, Block 751, Lot 1.06 in the City of Bayonne, New Jersey. The property affected by the Planning Board Hearing scheduled for March 30, 2022, at 6:00 p.m.

1. On March 16, 2022, 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.

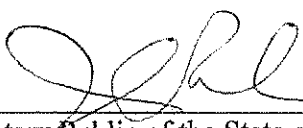
2. On March 19, 2022, a copy of the Legal Notice associated with this Hearing was published in the Jersey Journal. Attached is a copy of the Proof of Publication. The original Affidavit of Publication for the Jersey Journal will be provided once received.



ANDREA VERDUGO

Sworn to and subscribed before me

This 3rd day of March 2022.



Notary Public of the State of NJ

JOHN M. PALUMBO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 28, 2026



City of Bayonne
Department of Finance
630 Avenue C
Bayonne, NJ 07002
Phone (201) 858-6050 • Fax (201) 823-9825



Assessor

James M. Davis, Mayor

Michele Hennessey, C.T.A., Tax

1/17/2022

Raj Gupta

RE: Block: 751 Lot(s): 1.06

Dear Mr. Gupta:

This letter will confirm that the enclosed is certified to be a list of property owners within 200 feet of the above referenced 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 Cornelson 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, 540 Broad Street, Newark, NJ 07102
Cablevision of Bayonne, 685 Broadway, Bayonne, NJ 07002
Texas Eastern Transmission, LP, (aka Spectra Energy), 5400 Westheimer Ct, Houston, TX
77056-5310

Sincerely,

Megan Maida, Tax Clerk

Report Name: City of Bayonne, Layer: Subject Property, Buffer Distance: 200 foot, Created on: 01/13/2022

BLOCK	LOT	QUA	Location	Owner Name	Owner Street	Owner City/State/Zip
751	1.06			GAURI SHANKAR FLAGSHIP,LLC	2449 KENNEDY BLVD	JERSEY CITY, NJ 07304

Report Name: City of Bayonne, Layer: Adjoining Properties, Buffer Distance: 200 foot, Created on: 01/13/2022

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
751	1.04			1 FLAGSHIP ST	1 FLAGSHIP ST, STE 100	BAYONNE, NJ 07002
751	1.07			<u>P@BH:HARBOR STATION SOUTH</u>	2449 KENNEDY BOULEVARD	JERSEY CITY, NJ 07304
751	1.08			<u>P@BH:HARBOR STATION SOUTH</u>	2449 KENNEDY BOULEVARD	JERSEY CITY, NJ 07304
751	1.09			<u>P@BH:HARBOR STATION SOUTH</u>	2449 KENNEDY BLVD	JERSEY CITY, NJ 07304
751	1.10			<u>P@BH:HARBOR STATION SOUTH</u>	2449 KENNEDY BOULEVARD	JERSEY CITY, NJ 07304
751	1.11			<u>P@BH:HARBOR STATION SOUTH</u>	1 FLAGSHIP ST, STE 100	BAYONNE, NJ 07002
751	1.16			<u>P@BH:HARBOR STATION SOUTH</u>	630 AVENUE C	BAYONNE, NJ 07002
790	1.01			155 GOLDSBOROUGH DRIVE	32 CROSS ST, STE 301	LAKEWOOD, NJ 08701
803	1			301 CONSTITUTION AVE	1 EXECUTIVES BLVD #204	SUFFERN, NY 10901
815	1			300-302 CONSTITUTION AVE	1 EXECUTIVE BLVD #204	SUFFERN, NY 10901

LEGAL NOTICE

PLEASE TAKE NOTICE that Gauri Shankar Flagship Urban Renewal, LLC (the “**Applicant**”) has submitted a development application to the City of Bayonne, bearing application number P-22-002, seeking Preliminary and Final Major Site Plan approval to allow for the development of a project located at 54 Flagship Street, Block 751, Lot 1.06 (the “**Property**”), as shown on the Tax Map of the City of Bayonne.

The proposed development will consist of the redevelopment of a portion of the former Military Ocean Terminal at Bayonne within the HS-2 Zone District of the Harbor Station South Redevelopment Plan (the “**Plan**”). The development consists of construction of a new six-story mixed-use commercial and residential building containing 159 dwelling units, 8,745 square feet of retail space, 166 off street surface and indoor parking spaces, a pedestrian plaza, club room, fitness and two rooftop amenity decks.

The proposed uses are permitted in the Plan. However, the applicant is requesting relief from §2.6.1 of the Plan which requires a minimum unit size of 600 s.f. whereas 27 units of 525 s.f., 5 units of 540 s.f. and 20 units of 555 s.f. are proposed; relief from §2.3.7 which requires a 12 x 40 linear foot on-site loading space whereas an off-site loading space is proposed; and relief from §§2.5.15.2.e (which allows a single canopy sign where two are proposed), 2.5.18.4.c. (which allows for a 15 s.f. canopy sign whereas 40 s.f. canopy signs are proposed) and §2.5.11.1 (which permits only exterior lighting whereas halo backlit and internally lit signs are proposed). In addition, the Applicant requests that the application be deemed amended to include any additional approvals, design waivers, deviations, variances or exceptions which are determined to be necessary in the review and processing of this application, whether requested by the Planning Board, Planning staff or otherwise.

A public hearing on this application will be held on Wednesday, March 30, 2022, at 6:00 p.m. in the Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey where members of the public can be heard and ask questions concerning the contents of the application. Copies of the Applicant’s application and supporting plans and reports will be available for review in the Division of Planning and Zoning Office, Room 13, 630 Avenue C, Bayonne, NJ during regular business hours upon advance arrangement with the Division of Planning and Zoning which can be reached at 201-858-6182.

Donald M. Pepe, Esq.
Scarinci Hollenbeck
One River Centre
331 Newman Springs Road
Building 3, Suite 310
Red Bank, NJ 07701

13210.5000

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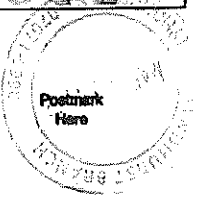
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Street: 257 Cornelison Avenue
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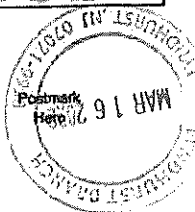
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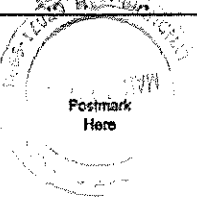
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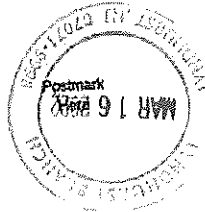
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Total	\$

Sent To: City of Bayonne Water & Sewer Division
Street and Apt: City Hall
City, State, Zip: 630 Avenue C Bayonne, NJ 07002

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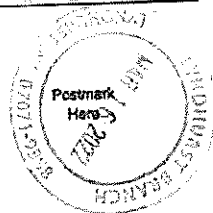
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(aka Spectra Energy)
Street: 5400 Westheimer Ct.
City, State, Zip: Houston, TX 77056-5310

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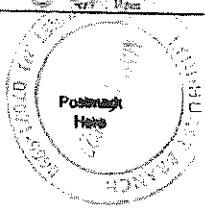
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Sent To: **Gauri Shankar Flagship, LLC**
 Street: **2449 Kennedy Blvd**
 City, St: **Jersey City, NJ 07304**

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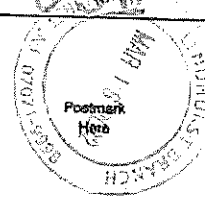
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Sent To: **P@BH:Harbor Station South**
 Street: **2449 Kennedy Boulevard**
 City, St: **Jersey City, NJ 07304**

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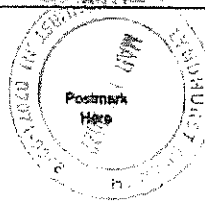
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Sent To: **1 Flagship St.**
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 City, State: **Bayonne, NJ 07002**

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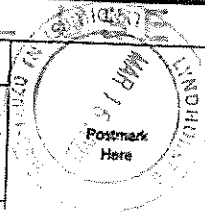
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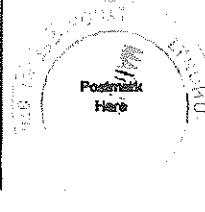
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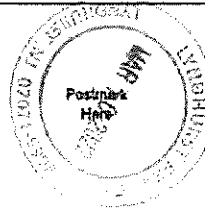
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Total Postage
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1 Flagship St.
Ste. 100
Bayonne, NJ 07002

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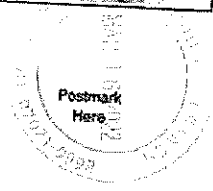
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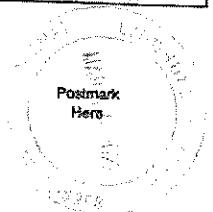
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Suffern, NY 10901

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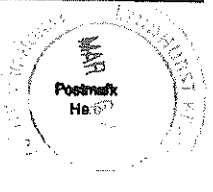
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Lakewood, NJ 08701

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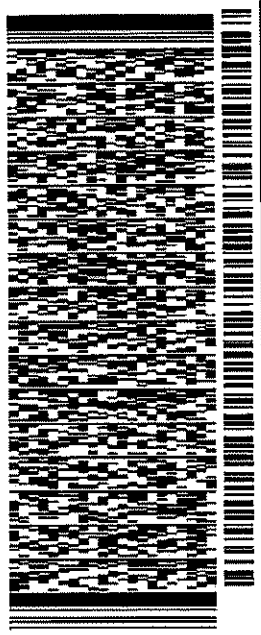


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DONALD M. PEPE, ESQ.
SCARINCI HOLLENBECK
1100 VALLEY BROOK
LYNDHURST NJ 07071
UNITED STATES US

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ACTWGT: 1.00 LB
CAD: 112840209MET4480
BILL SENDER

TO **ATTN: ALICIA LOSONCZY**
CITY OF BAYONNE - ZONING BOARD
630 AVENUE C, ROOM 13
ROOM 13
BAYONNE NJ 07002
(201) 896-7154 X 7154 REF: 132106000
INV. DEPT
PO

56D.J5/EB02/FE4A

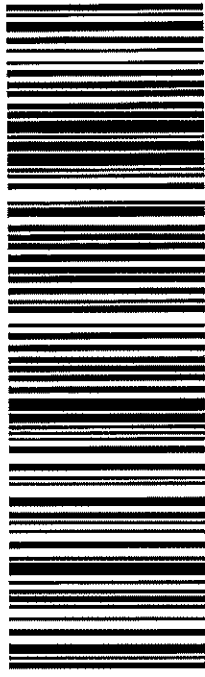


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0201

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E2 ANNA

07002
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