

**AFFIDAVIT OF PUBLICATION AND SERVICE
BAYONNE PARTNERS URBAN RENEWAL LLC
PLANNING BOARD, CITY OF BAYONNE
HUDSON COUNTY, NEW JERSEY**

I, Joseph F. Ranieri, Esq., being of full age and being duly sworn according to law, deposes and say:

1. I am an attorney at law of New Jersey and am a partner in the law firm of Weiner Law Group LLP, 629 Parsippany Road, Parsippany, New Jersey attorneys for Bayonne Partners Urban Renewal LLC, the applicant for property identified as Tax Block 830, Lots 1.05, 1.06 and 1.07 and a portion of Memorial Boulevard on the current Tax Map of the City of Bayonne, Hudson County, New Jersey.

2. The public hearing in connection with this application has been scheduled for Tuesday, April 12, 2022 at 6:00 p.m.

3. With regard to public notice, the undersigned obtained a radius list March 14, 2022 from the City of Bayonne, listing all property owners within 200 feet of Tax Block 830, Lots 1.05, 1.06 and 1.07 and a portion of Memorial Boulevard in the City of Bayonne, and all other parties entitled to notice pursuant to Statute. A true copy of each of the aforementioned list is attached hereto as Exhibit A.

4. On March 31, 2022, this office mailed to all property owners listed on the list of property owners within 200 feet of the subject property that were entitled to notice, as provided by the City of Bayonne and as set forth in Exhibit A attached hereto by certified mail, electronic return receipt requested, a Notice of Public Hearing for the City of Bayonne Planning Board, Exhibit B attached hereto, to permit the following: The Applicant is seeking preliminary and final major subdivision approval pursuant to N.J.S.A. 40:55D-48 and N.J.S.A. 40:55D-50 so as to permit the following: Proposed Lot 1 to be approximately 200,013 square feet (4.59 acres +/-);

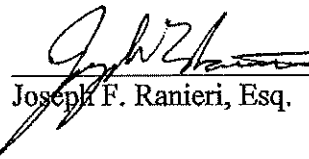
Proposed Lot 2 to be approximately 194,715 square feet (4.47 acres +/-); and Proposed Lot 3 to be approximately 144,549 square feet (3.32 acres +/-). The Applicant will next seek preliminary major site plan approval for three (3) phases pursuant to N.J.S.A. 40:55D-46 as follows: Phase One to contain two (2) residential buildings with a total of 524 residential dwelling units along with one (1) parking deck, additional surface and on-street parking and normal and customary ancillary amenities and improvements. Phase One will also include development of the Waterfront Walkway in accordance with requirements. Phase Two will contain two (2) residential buildings with a total of 417 residential dwelling units and up to 10,000 square feet of commercial/retail space, surface and on-street parking and normal and customary ancillary amenities and improvements. Phase Three will contain one (1) residential building with a total of 309 residential dwelling units and one (1) parking deck, additional surface and on-street parking and normal and customary ancillary amenities and improvements. Phase Three will also include a landscaped park. The Applicant will be phasing the redevelopment and, therefore, shall seek final site plan approval pursuant to N.J.S.A. 40:55D-50 for Phase One at this time. The Applicant will also seek variance relief, known as a "deviation" under the Redevelopment Plan, as maximum impervious coverage will be exceeded for two individual phases. However, at the time of overall preliminary site plan approval, the entire Property will be compliant and also will be compliant at the time of final site plan approval of the last phase. Additionally, the Applicant shall seek design exceptions for the size of ADA accessible van space whereas 16 feet by 18 feet is required and 11 feet by 18 feet is proposed; the size of ADA accessible vehicle spaces whereas 13 feet by 18 feet is required and 9 feet by 18 is proposed; and for the size of on-street parallel parking spaces whereas 9 feet by 22 feet is required and 8 feet by 22 feet is proposed. Finally,

the Applicant is seeking permission to exceed the maximum drive aisle width at the Property, which is limited to 13 feet in width, whereas 15 feet in width is proposed.

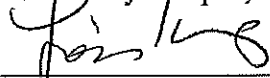
The Applicant may also apply for such variance relief, deviations, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Board, and which may arise during the course of the hearing process.

The original white certified mail postal receipts with the aforementioned March 31, 2022 postmark date are attached hereto as Exhibit C along with all electronic return receipts from the post office.

5. With regard to the requirement for publication in a newspaper of general circulation, I have attached hereto as Exhibit D a copy of the Public Notice as it appears on the website of the New Jersey Press Association indicating publication in The Jersey Journal, One Harmon Plaza, Suite 1010, Secaucus, New Jersey 07094 on March 31, 2022. Upon my receipt of the original Affidavit of Publication of the Notice from The Jersey Journal, One Harmon Plaza, Suite 1010, Secaucus, New Jersey 07094 attesting to said Notice having been published on March 31, 2022, I will forward it to the Planning Board.


Joseph F. Ranieri, Esq.

Sworn to and subscribed before me
this 5th day of April, 2022.



LOUIS I. FARR
Attorney at Law
State of New Jersey

Report Name: City of Bayonne, Layer: Adjoining Properties, Buffer Distance: 200 foot, Created on: 03/14/2022

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
404	2.05			<u>P@BH:RIPARIAN-SOUTH SIDE</u>	630 AVE C	BAYONNE, NJ 07002
800	1			<u>P@BH:RAYONNE</u>	630 AVENUE C	BAYONNE, NJ 07002
824	2			<u>P@BH:RAYONNE</u>	C/O 90 WOODBRIDGE CNTR DR	WOODBIDGE, NJ 07095
825	2			<u>P@BH:RAYONNE</u>	C/O 90 WOODBRIDGE CNTR DR	WOODBIDGE, NJ 07095
826	1			<u>P@BH:RAYONNE</u>	C/O 90 WOODBRIDGE CNTR DR	WOODBIDGE, NJ 07095
827	1			<u>P@BH:RAYONNE</u>	C/O 90 WOODBRIDGE CNTR DR	WOODBIDGE, NJ 07095
827	2			<u>P@BH:RAYONNE</u>	630 AVENUE C	BAYONNE, NJ 07002
828	1			<u>P@BH:RAYONNE</u>	C/O 90 WOODBRIDGE CNTR DR	WOODBIDGE, NJ 07095
829	1			<u>P@BH:RAYONNE</u>	C/O 90 WOODBRIDGE CNTR DR	WOODBIDGE, NJ 07095
830	1.03			<u>P@BH:RAYONNE</u>	C/O 90 WOODBRIDGE CNTR DR	WOODBIDGE, NJ 07095
899	1			<u>P@BH:RAYONNE</u>	C/O 90 WOODBRIDGE CNTR DR	WOODBIDGE, NJ 07095
900.01	1					
930	1.01			<u>P@BH:THE LANDING</u>	225 PARK AVENUE SOUTH	NEW YORK, NY 10003
930	2			<u>P@BH:THE LANDING</u>	630 AVENUE C, ROOM 11	BAYONNE, NJ 07002
970	1			<u>P@BH:THE LANDING</u>	225 PARK AVENUE SOUTH	NEW YORK, NY 10003
1180.01	1			<u>P@BH:MARITIME DISTRICT</u>	1 MEADOWLANDS PLAZA #803	EAST RUTHERFORD, NJ 07073
1180.01	2			<u>P@BH:MARITIME DISTRICT</u>	7 GIRALDA FARMS	EAST RUTHERFORD, NJ 07073
1180.01	3			<u>P@BH:MARITIME DISTRICT</u>	7 GIRALDA FARMS	EAST RUTHERFORD, NJ 07073

Patricia Gogick

From: Glenn C. Kienz
Sent: Tuesday, March 15, 2022 12:33 PM
To: Patricia Gogick
Subject: FW: 830/1.05 & 1.06
Attachments: City_of_Bayonne_03142022 (1).xlsx; 20220314145039662.pdf

FilingDate: 3/15/2022 12:39:08 PM

From: Megan Maida <Mmaida@baynj.org>
Sent: Monday, March 14, 2022 2:54 PM
To: Glenn C. Kienz <GKienz@weiner.law>
Subject: 830/1.05 & 1.06

Good afternoon,

Attached is the list you requested.

MM

CITY OF BAYONNE
PLANNING BOARD
CITY HALL
630 AVENUE C
BAYONNE, NEW JERSEY 07002

NOTICE TO PROPERTY OWNERS AND OTHERS ENTITLED TO SERVICE

PLEASE TAKE NOTICE, that the undersigned, Bayonne Partners Urban Renewal, LLC ("Applicant"), has applied to the City of Bayonne Planning Board ("Board") with respect to real property designated as Block 830, Lots 1.05, 1.06 and 1.07 and a portion of Memorial Boulevard ("Property") on the City of Bayonne Tax Map in the City of Bayonne, Hudson County, New Jersey. The Property is s located on the Peninsula at Bayonne Harbor and is subject to the Bayonne Bay East Redevelopment Plan.

The Applicant is seeking preliminary and final major subdivision approval pursuant to N.J.S.A. 40:55D-48 and N.J.S.A. 40:55D-50 so as to permit the following: Proposed Lot 1 to be approximately 200,013 square feet (4.59 acres +/-); Proposed Lot 2 to be approximately 194,715 square feet (4.47 acres +/-); and Proposed Lot 3 to be approximately 144,549 square feet (3.32 acres +/-).

The Applicant will next seek preliminary major site plan approval for three (3) phases pursuant to N.J.S.A. 40:55D-46 as follows: Phase One to contain two (2) residential buildings with a total of 524 residential dwelling units along with one (1) parking deck, additional surface and on-street parking and normal and customary ancillary amenities and improvements. Phase One will also include development of the Waterfront Walkway in accordance with requirements. Phase Two will contain two (2) residential buildings with a total of 417 residential dwelling units and up to 10,000 square feet of commercial/retail space, surface and on-street parking and normal and customary ancillary amenities and improvements. Phase Three will contain one (1) residential building with a total of 309 residential dwelling units and one (1) parking deck, additional surface and on-street parking and normal and customary ancillary amenities and improvements. Phase Three will also include a landscaped park.

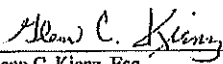
The Applicant will be phasing the redevelopment and, therefore, shall seek final site plan approval pursuant to N.J.S.A. 40:55D-50 for Phase One at this time.

The Applicant will also seek variance relief, known as a "deviation" under the Redevelopment Plan, as maximum impervious coverage will be exceeded for two individual phases. However, at the time of overall preliminary site plan approval, the entire Property will be compliant and also will be compliant at the time of final site plan approval of the last phase. Additionally, the Applicant shall seek design exceptions for the size of ADA accessible van space whereas 16 feet by 18 feet is required and 11 feet by 18 feet is proposed; the size of ADA accessible vehicle spaces whereas 13 feet by 18 feet is required and 9 feet by 18 is proposed; and for the size of on-street parallel parking spaces whereas 9 feet by 22 feet is required and 8 feet by 22 feet is proposed. Finally, the Applicant is seeking permission to exceed the maximum drive aisle width at the Property, which is limited to 13 feet in width, whereas 15 feet in width is proposed.

The Applicant may also apply for such variance relief, deviations, exceptions, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Board, and which may arise during the course of the hearing process.

This application is now on the calendar for the Planning Board of the City of Bayonne. The public hearing has been set for Tuesday, April 12, 2022 at 6:00 p.m. at the Bayonne City Hall, Dorothy Harrington Council Chambers, 630 Avenue C, Bayonne, New Jersey. When this case is called you may either appear in person or by an attorney for the purpose of being heard with respect to this application. All documents and plans for this application are on file with the Planning Board and are available for public inspection, at least 10 days prior to the hearing, at the Board offices located in Bayonne City Hall, 630 Avenue C, Bayonne, New Jersey, during regular business hours by calling 201-858-6182 and speaking with the Planning Board Secretary, Alicia Losonczy.

BAYONNE PARTNERS URBAN RENEWAL LLC

By: 
Glenn C. Kienz, Esq.
Weiner Law Group LLP
Attorneys for Applicant
629 Parsippany Road
Parsippany, New Jersey 07054

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Certified Mail Fee 9214 8969 0099 9790 1542 6641 77
 \$ **\$3.75**

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$1.85
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

Postage
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Total Postage and Fees
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<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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Postage
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Total Postage and Fees
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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

Postage
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Total Postage and Fees
 \$ **\$6.130**

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 Verizon Telephone
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage
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Total Postage and Fees
 \$ **\$6.130**

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 886 Broadway
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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage
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Total Postage and Fees
 \$ **\$6.130**

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$1.85
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

Postage \$ **\$0.630**

Total Postage and Fees \$ **\$6.130**

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Street, Apt. No., or PO Box No. **NONDISCLOSED PROPERTY OWNER
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

Postage \$ **\$0.530**

Total Postage and Fees \$ **\$6.130**

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.630

Postage \$ **\$0.630**

Total Postage and Fees \$ **\$6.130**

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C/O 80 WOODBRIDGE CNTR DR
WOODBRIDGE, NJ 07095**

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$1.85
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00

Postage \$ **\$0.530**

Total Postage and Fees \$ **\$6.130**

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$1.85
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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage \$ **\$0.530**

Total Postage and Fees \$ **\$6.130**

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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.630

Postage \$ **\$0.630**

Total Postage and Fees \$ **\$6.130**

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 - Certified Mail Restricted Delivery \$ **\$1.85**
 - Adult Signature Required \$ _____
 - Adult Signature Restricted Delivery \$ **\$0.00**

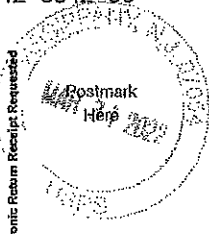
Postage

\$ _____
 Total Postage and Fees **\$6.530**

Sent To **\$6.130**

Street, Apt. No.,
 or PO Box No. **NONDISCLOSED PROPERTY OWNER
 7 GIRALDA FARMS**
 City, State, Zip+4 **EAST RUTHERFORD, NJ 07073**

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Certified Mail Fee

\$ **\$3.75**

Extra Services & Fees (check box, add fee as appropriate)

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- Return Receipt (electronic) \$ **\$1.85**
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ **\$0.00**
- Adult Signature Restricted Delivery \$ _____

Postage

\$ **\$0.530**

Total Postage and Fees

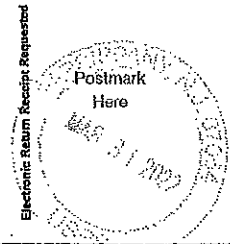
\$ **\$6.130**

Sent To

Street, Apt. No.,
 or PO Box No.
 City, State, Zip+4

**Hudson County Planning Board
 Hudson County Division of Planning
 Bergen Square Center
 830 Bergen Avenue, Suite 6A
 Jersey City, NJ 07306**

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Electronic Return Receipt Requested