



CITY OF BAYONNE
CERTIFICATE OF COMPLETENESS REVIEW

Date: December 24, 2025

I hereby certify that the application of

Application No.: P-25-037
Applicant Name: John and Maryan, LLC
Property Address: 1012-1022 Avenue C and 53-57 West 48th Street; Block 64, Lots 2 and 3
Site Plan dated: October 10, 2025

is [X] complete [] incomplete per requirements of the Bayonne Development Ordinance and attached checklist.

Escrow in the amount of \$12,000.00 is required to be filed with the City Land Use Administrator prior to hearing.

GREG A. VALESI, PE, CME
City Engineer's Office

Date: 12/24/25

Do not write below this line - For City Use Only

DATE FOR ACTION: 12/27/2025
TYPE OF APPROVAL REQUIRED:
[X] Site Plan, [] Waiver, [] Minor, [X] Major Site Plan, [X] Preliminary, [X] Final
Administrative Approval: [] Development Permit, [] Development Permit Waiver, [] Conditional Use, [] Unimproved Road, [] Other (Certificate of Nonconformity)
Board: [X] Planning Board, [] Zoning Board of Adjustment
Variances: Use [], Bulk (c) [], (a) [], (b) [X] Design Waiver:

cc: Richard Campisano, Esq.