

CITY OF BAYONNE ZONING BOARD OF ADJUSTMENT

AFFIDAVIT OF SERVICE & PROOF OF PUBLICATION

STATE OF NEW JERSEY)
) S.S.
COUNTY OF ESSEX)

JOSHUA J. KOODRAY, of full age, being duly sworn according to law deposes and says:

1. I am an attorney-at-law of the State of New Jersey, and I am a member of the law firm of Sills Cummis & Gross P.C., One Riverfront Plaza, Newark, New Jersey 07102, attorneys for 177 3rd Street, LLC (the “Applicant”).

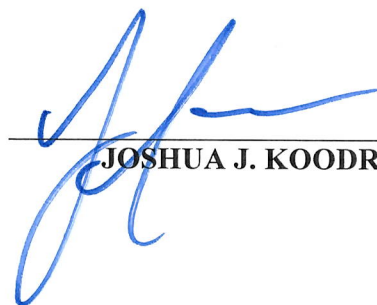
2. On September 4, 2026 and September 8, 2026, I caused to be sent to each of the property owners, registered utilities, and agencies listed on the certified list provided by the Tax Assessor’s Office (dated July 14, 2026), a copy of which is attached hereto as **Exhibit A**, by certified mail, return receipt requested, postage prepaid, a “Notice of Public Hearing” (the “Notice”) advising each property owner, registered utility, and/or agency of a public hearing to be held by the City of Bayonne Zoning Board of Adjustment on September 21, 2026 at 6:00 p.m. (the “Hearing”) on the Applicant’s application for development (Application Number Z-25-007) (the “Application”) for property designated as Block 371, 2 on the City of Bayonne Tax Maps, having a street address of 33 East Second Street (the “Property”). A copy of the Notice sent to each property owner, registered utility, and/or agency, along with the certified mail receipts as to each notice sent is attached hereto as **Exhibit B**.

3. On September 4, 2026, I caused the aforementioned Notice to be sent to the Hudson County Planning Board and the Clerk of Hudson County. A copy of the certified mail receipt is attached hereto as Exhibit C.

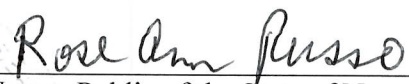
4. On September 4, 2026, I caused the aforementioned Notice to be sent to the Commissioner, New Jersey Department of Transportation. A copy of the certified mail receipt is attached hereto as Exhibit D.

5. On September 4, 2026, I caused the aforementioned Notice to be sent to the City Clerk's Office and the Department of Planning, Zoning and Development. A copy of the certified mail receipts are attached hereto as Exhibit E.

6. On September 1, 2026, I caused the Notice to be published in The Record and The Herald News. A copy of the affidavit of publication evidencing the publication of the Notice is attached hereto as Exhibit F.


JOSHUA J. KOODRAY

Sworn to and Subscribed before me
this 11th day of September, 2026


Notary Public of the State of New Jersey

ROSEANN RUSSO
Notary Public, State of New Jersey
Comm. # 50059993
My Commission Expires 5/4/2027

EXHIBIT A



City of Bayonne
Department of Finance
630 Avenue C
Bayonne, NJ 07002
Phone (201) 858-6051



Sharon Nadrowski, Mayor

Jessica H. Connors, C.T.A., Tax Assessor

July 14, 2026

Joshua J. Koodray, Esq.
JKoodray@sillscummis.com

RE: Block: 371 Lots: 1 & 2

Dear Mr. Koodray:

This letter will confirm that the enclosed is certified to be a list of properties within 200 feet of the above-mentioned 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 Cornelison 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, One Verizon Way, Basking Ridge, NJ 07920

Cablevision of Bayonne, 1111 Stewart Avenue, Bethpage, NY 11714

Texas Eastern Transmission, LP, (aka Spectra Energy), 5400 Westheimer Ct, Houston, TX 77056-5310

Sincerely,

Kaitlin Weaver, Tax Clerk

City of Bayonne

Buffer Report

Highlighted feature(s)

Subject Property (2)

BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner City/State/Zip
371	1		31 E 2ND ST	31 E 2ND ST LLC	2 VERMELLA WAY, STE 1008	UNION, NJ 07083
371	2		33 E 2ND ST	177 3RD STREET, LLC	1 VERMELLA WAY, UNIT 1008	UNION, NJ 07083

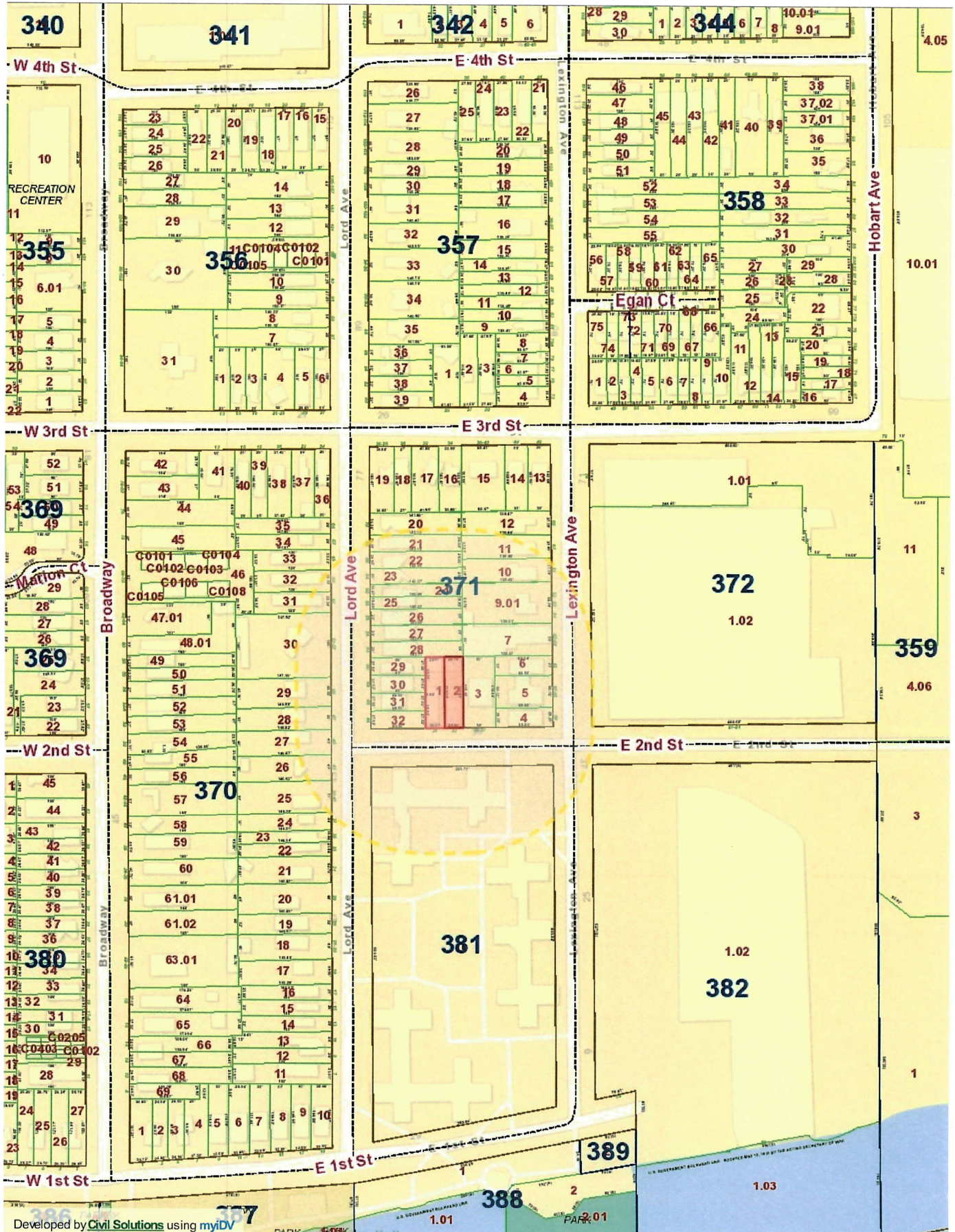
§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (34)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
370	24		LIBUTTI, FRANCIS & ENEIDA	37 LORD AVE	37 LORD AVE	BAYONNE, NJ 07002
370	25		ASAAD, NABIL & PHEBY GUIRGUIS	39-41 LORD AVE	39-41 LORD AVE	BAYONNE, NJ 07002
370	26		RUIZ, EDILBERTO	43 LORD AVE	43 LORD AVE	BAYONNE, NJ 07002
370	27		LEVINA, YULIYA	45 LORD AVE	45 LORD AVE	BAYONNE, NJ 07002
370	28		GIRGIS, MELAD	47 LORD AVE	47 LORD AVE	BAYONNE, NJ 07002
370	29		NASSIM, HANY	49 LORD AVE	49 LORD AVE	BAYONNE, NJ 07002
370	30		NAJJAR, DAVID	51-57 LORD AVE	650 LAKESIDE BLVD	KENANSVILLE, FL 34739
370	31		WEISS, JACOB	61 LORD AVE	61 LORD AVE	BAYONNE CITY, NJ 07002
370	32		HERTYGERTY123, LLC	63 LORD AVE	63 LORD AVE	BAYONNE, NJ 07002
370	33		65 LORD LLC	65 LORD AVE	3924 NEW UTRECHT AVE	BROOKLYN, NY 11219
371	3		HEANEY, JOSEPH W & DEBORAH	35-37 E 2ND ST	35-37 E 2ND ST	BAYONNE, NJ 07002
371	4		PICARIELLO, MICHAEL A	39 LEXINGTON AVE	39 LEXINGTON AVE	BAYONNE, NJ 07002
371	5		NIEDZINSKI, ROBERT W & DOROTHY B	41-43 LEXINGTON AVE	41-43 LEXINGTON AVE	BAYONNE, NJ 07002
371	6		NAKHLA, JIHAN Z. & EHAB K. WAHBA	45 LEXINGTON AVE	45 LEXINGTON AVE	BAYONNE, NJ 07002
371	7		TORRELLA, ALBERT F.	47-49 LEXINGTON AVE	47-49 LEXINGTON AVE	BAYONNE, NJ 07002
371	9.01		LIBERTY HARBOR LIVING REALTY LLC	51 LEXINGTON AVE	650 LAKESIDE BLVD	KENANSVILLE, FL 34739
371	10		MOUNIR, M., M. SALEH & M. IBRAHIM	61 LEXINGTON AVE	61 LEXINGTON AVE	BAYONNE, NJ 07002
371	11		GREGORY, MICHAEL & CYNTHIA	63 LEXINGTON AVE	57 PUERTO VALLARTA ST	TOMS RIVER, NJ 08757
371	12		MONCRIEF, DAVID	65 LEXINGTON AVE	65 LEXINGTON AVE	BAYONNE, NJ 07002
371	20		GLEASON, WILLIAM J & JOYCE	70 LORD AVE	70 LORD AVE	BAYONNE, NJ 07002
371	21		GLEASON, WILLIAM J & JOYCE	68 LORD AVE	70 LORD AVE	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
371	22		GLEASON, WILLIAM J & JOYCE	66 LORD AVE	70 LORD AVE	BAYONNE, N J 07002
371	23		KIRK, KOI & TYESHIA	64 LORD AVE	64 LORD AVE	BAYONNE, NJ 07002
371	24		SALIB, ATEF & AMIRA TONY	60 LORD AVE	60 LORD AVE	BAYONNE, NJ 07002
371	25		58 LORD AVE CO.	58 LORD AVE	58 LORD AVE	BAYONNE, NJ 07002
371	26		PSZONEK, ARLENE	56 LORD AVE	56 LORD AVE	BAYONNE, N J 07002
371	27		AGUIRRE, THERESA A.	54 LORD AVE	54 LORD AVE	BAYONNE, N J 07002
371	28		PAPALSKI RAYMOND J	52 LORD AVE	52 LORD AVE	BAYONNE CITY, NJ 07002
371	29		HOGAN, JILL	50 LORD AVE	50 LORD AVE	BAYONNE, NJ 07002
371	30		SAKOWSKI, EVE CHRISTINE	48 LORD AVE	48 LORD AVE	BAYONNE, NJ 07002
371	31		RADUMSKI, EDWARD	46 LORD AVE	46 LORD AVE	BAYONNE, NJ 07002
371	32		RADUMSKI, EDWARD	44 LORD AVE	46 LORD AVE	BAYONNE, NJ 07002
372	1.02		SCF REALTY III LLC	61-81 E 2ND ST	61-81 E 2ND ST	BAYONNE, NJ 07002
381	1		BAYONNE HOUSING AUTHORITY	LORD-LEXINGTON AVES	50 E 21ST ST	BAYONNE, NJ 07002



Joshua J. Koodray

From: Kaitlin Weaver <kweaver@BayNJ.org>
Sent: Tuesday, July 14, 2026 9:19 AM
To: Joshua J. Koodray
Subject: 200-foot list (371/1 & 2)
Attachments: d5ac9126-2ace-4102-a99e-596ac767604c.pdf; 20260714091904639.pdf; Screenshot 2026-07-14 085220.png; Screenshot 2026-07-14 085207.png

***** External Email *****

Good Morning,

The 200-foot list you requested for the above-mentioned property is attached along with a utilities list. Two properties on the list have recently been sold; therefore, the old ownership information is shown. The updated and accurate information for those two properties can be seen in the attached screenshots.

Kaitlin Weaver

Tax Assessor's Clerk
Bayonne City Hall, Room 19
Bayonne, NJ 07002
Email: kweaver@baynj.org
Phone: 201-858-6051

0901 Block: 370 Lot: 25 M
Prior Block: 522 Lot: 45.B Q:
Loc: 39-41 LORD AVE 01 BAYONNE CITY, NJ 07/01/26
Owner: AMKAH LLC 00000
Street: 9 PARKSIDE LN 00000
Town: BAYONNE, NJ 51984003
Class: 2 Deductions: S 0 V 0 W 0 R 0 Amt: 0
SaleD: 03/02/26 Bk: 9975 Pg: 595 Price: 720000 NU#: Cd: R: 49.39

Land: 2026 242400 2027 242400 Taxes 2025 Exemptions/Abate ments
Impr: 113200 113200 (57): 10241.28 1 0
Net: 0 0 (58): 10742.68 2 0
Partial: P 3 0
4 0

Land Dim: 51X146.52IRR YrBlt: 1950 Neigh: 214
Bldg Desc: 1S-CB-D-1U-H SF: 1168 Ucd: 20
Add'l Lots: Type/Use: 1 PrcSF 1168 Map:
Style: RH Zone: R-2

0901 Block: 370 Lot: 31 Q: M
Prior Block: 522 Lot: 48.C Q:
Loc: 61 LORD AVE 01 BAYONNE CITY, NJ
Owner: 59 LORD LLC Billing Code:
Street: 417 OCEAN AVE Account Num: 51990000
Town: JERSEY CITY, NJ Mtg ACct#: Amt: 0
Class: 2 Deductions: S 0 V 0 W 0 R 0 Own: 0
Saled: 04/19/26 Bk: 9987 Pg: 8744 Price: 100000 NU#: 3 Cd: R: 700.40

2026 2027
Land: 198200 198200
Impr: 502200 502200
Net: 0 700400

Taxes 2025
(57): 20171.52
2026
(58): 21159.08
Partial:

Exemptions/Abatelements
1 0
2 0
3 0
4 0

Land Dim: 33.34X120.02IRR
Bldg Desc: 2S-F-D-4U-H-G
Add'l Lots:

Class4Cd: 47
BldgClass: 44
Type/Use: CL
Style:

YrBlt: 1920
SF: 3504
PrcSF: 3504
Zone: R-2

Neigh: 214
UCd: 20
Map:

EXHIBIT B

**NOTICE OF PUBLIC HEARING
CITY OF BAYONNE ZONING BOARD OF ADJUSTMENT**

PLEASE TAKE NOTICE that on September 21, 2026 at 6:00 p.m., and thereafter on such date(s) as the hearing may be continued, the City of Bayonne Zoning Board of Adjustment (the “Board”) will hold a public hearing at the Dorothy E. Harrington Council Chambers in the Municipal Building located at 630 Avenue C, Bayonne, New Jersey (the “Hearing”) on the application of 177 3rd Street, LLC (the “Applicant”), seeking bulk (“c”) variance relief (Application Number Z-25-007) (the “Application”) to modify and convert an existing one (1)-family dwelling into a two (2)-family dwelling at property located at 33 East Second Street and designated as Block 371, Lot 2 on the Tax Maps of the City of Bayonne (the “Property”). The Property is comprised of approximately 3,179 square feet and is currently improved with single-family dwelling consisting of approximately 1,700 square feet. The Property is in the City of Bayonne’s R-2 Detached / Attached Residential Zone District (the “R-2 Zone”).

As noted above, the Applicant is proposing to modify and convert the existing one (1)-family dwelling into a two (2)-family dwelling (the “Proposed Home”). To achieve this, the Applicant is proposing to construct a two (2)-story addition consisting of 1,602 square feet to the existing structure. The Proposed Home, which will be comprised of approximately 3,302 square feet, will contain two, three-bedroom dwelling units. The Proposed Home will be supported by three on-site parking spaces (including two spaces in the existing rear yard garage). The Property will continue to be accessed via a shared driveway with property located at 31 East 2nd Street (Block 371, Lot 1) and a formal reciprocal access and maintenance agreement between that lot and the Property may be proposed as part of the Application. Additional proposed improvements include grading modifications and the installation of new concrete and pavement.

In connection with the Application, the Applicant is requesting the following bulk (“c”) variances from the City of Bayonne Zoning Regulations and/or Planning and Development Regulations (collectively referenced as the “Code”) pursuant to N.J.S.A. 40:55D-70.c(1)-(2): (i) Maximum Lot Coverage (Code Section 35-5.3.e): Permitted, 70%; Existing, 87.60%; Proposed, 93.23%; (ii) Minimum Lot Frontage (Code Section 35-5.3.e): Required, 30 feet; Existing / Proposed, 29.08 feet; (iii) Minimum Front Yard Setback (Code Section 35-5.3.e): Required, 20 feet; Existing / Proposed, 0 feet; (iv) Minimum Side Yard Setback (Code Section 35-5.3.e): Required, 3 feet; Existing / Proposed, 2.46 feet; (v) Minimum Side Yard Setback (Combined) (Code Section 35-5.3.e): Required, 6 feet; Existing / Proposed, 5.4 feet; (vi) Minimum Side Yard Setback – Accessory Structure (Garage): Required, 3 feet; Existing / Proposed, 0 feet; and (vii) Minimum Rear Yard Setback – Accessory Structure (Garage): Required, 3 feet; Existing / Proposed, 0.88 feet.

The Applicant also requests any other approvals, design waivers, submission waivers, variances, deviations, interpretations, and/or exceptions from the Code, the City of Bayonne Planning and Development Regulations, the General Ordinances of the Borough of the City of Bayonne, and/or RSIS, and/or continuations of any pre-existing non-conforming conditions, modifications of or relief from prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice), all as may be determined

to be required for the Application during the review and processing of the application, and/or based upon an analysis of the plans and testimony at the public hearing.

When the Application is called, you may appear, in person, or represented by agent or attorney, to make any objections or offer any comments or testimony that you may have to the Application. Interested parties may also retain expert witnesses to present any questions, comments, objections, or testimony regarding the Application. The Board may at its discretion, adjourn, postpone, or continue the hearing from time to time, without additional notice, and you are hereby notified that you should make diligent inquiry of the Board Secretary / Land Use Administrator concerning such adjournments, postponements, or continuations.

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 that office's regular business hours. You may also arrange for the inspection of the Application and supporting materials by contacting the Land Use Administrator, Alicia K. Losonczy, 201-858-6182, during regular business hours, or via email at ALosonczy@baynj.org in advance of the hearing on the Application.

In addition, 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 at <https://www.bayonnenj.org>;
- Scroll down the page and click on the link entitled "ZBA 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.

To the greatest extent practicable, at least 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 that office's regular 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 Application and supporting materials by contacting Land Use Administrator, Alicia K. Losonczy, 201-858-6182, during regular business hours, or via email at ALosonczy@baynj.org in advance of the hearing on the Application.

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 that office's regular 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 reports by contacting Land Use Administrator, Alicia K. Losonczy, 201-858-6182, during regular business hours, or via email at ALosonczy@baynj.org in advance of the hearing on the Application.

By: Matthew P. Posada, Esq.
Sills Cummis & Gross P.C.

Attorneys for 177 3rd Street, LLC
The Legal Center
One Riverfront Plaza
Newark, NJ 07102
973-643-7000
MPosada@sillscummis.com

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Clerk of Hudson County
257 Cornelison Avenue
Jersey City, NJ 07306

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P.S.E. & G
80 Park Plaza
Newark, NJ 07102

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Sewer Division
City Hall
630 Avenue C
Bayonne, NJ 07002

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Verizon Telephone
One Verizon Way
Basking Ridge, NJ 07920

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Cablevision of Bayonne
1111 Stewart Avenue
Bethpage, NY 11714

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31 E 2nd St LLC
2 Vermella Way, Ste 1008
Union, NJ 07083

City, State, ZIP+4®

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177 3rd Street, LLC
1 Vermella Way, Unit 1008
Union, NJ 07083

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37 Lord Ave
Bayonne, NJ 07002

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Assad, Nabil & Phehy Guirguis
39-41 Lord Ave
Bayonne, NJ 07002

City, State, ZIP+4®

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Asaad, Nabil & Phehy Guirguis
39-41 Lord Ave
Bayonne, NJ 07002

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Ruiz, Edilberto
43 Lord Ave
Bayonne, NJ 07002

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☐ Adult Signature Restricted Delivery	\$

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Levina, Yuliya
45 Lord Ave
Bayonne, NJ 07002

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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47 Lord Ave
Bayonne, NJ 07002

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Nassim, Hany
49 Lord Ave
Bayonne, NJ 07002

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Najjar, David
650 Lakeside Blvd
Kenansville, FL 34739

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☐ Adult Signature Required	\$
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Weiss, Jacob
61 Lord Ave
Bayonne City, NJ 07002

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Hertygerty123, LLC
63 Lord Ave
Bayonne, NJ 07002

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1845 7916 62

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65 Lord LLC
3924 New Utrecht Ave
Brooklyn, NY 11219

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☐ Adult Signature Required	\$
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Heaney, Joseph W & Deborah
35-37 E 2nd St
Bayonne, N J 07002

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Picariello, Michael A
39 Lexington Ave
Bayonne, N J 07002

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☐ Adult Signature Required	\$
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Niedzinski, Robert W & Dorothy B
41-43 Lexington Ave
Bayonne, N J 07002

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Nakhla, Jihan Z. & Ehab K. Wahba
45 Lexington Ave
Bayonne, N J 07002

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Torrella, Albert F.
47-49 Lexington Ave
Bayonne, NJ 07002

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Liberty Harbor Living Realty LLC
650 Lakeside Blvd
Kenansville, FL 34739

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Mounir, M., M. Saleh & M. Ibrahim
61 Lexington Ave
Bayonne, N J 07002

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Restricted Delivery	\$

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Gregory, Michael & Cynthia
57 Puerto Vallarta St
Toms River, NJ 08757

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Moncrief, David
65 Lexington Ave
Bayonne, N J 07002

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Gleason, William J & Joyce
70 Lord Ave
Bayonne, N J 07002

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Kirk, Koi & Tyeshia
64 Lord Ave
Bayonne, NJ 07002

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Salib, Atef & Amira Tony
60 Lord Ave
Bayonne, NJ 07002

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58 Lord Ave
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Pszonek, Arlene
56 Lord Ave
Bayonne, NJ 07002

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Aguirre, Theresa A.
54 Lord Ave
Bayonne, N J 07002

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Papalski Raymond J
52 Lord Ave
Bayonne, NJ 07002

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Papalski Raymond J
52 Lord Ave
Bayonne City, NJ 07002

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Hogan, Jill
50 Lord Ave
Bayonne, NJ 07002

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Sakowski, Eve Christine
48 Lord Ave
Bayonne, NJ 07002

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Radumski, Edward
46 Lord Ave
Bayonne, NJ 07002

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SCF Realty III LLC
61-81 E 2nd St
Bayonne, NJ 07002

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Bayonne Housing Authority
50 E 21st St
Bayonne, NJ 07002

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31 E 2nd St LLC
2 Vermella Way, Ste 1008
Union, NJ 07083
Attn: Managing Member or any other
person authorized to accept service

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177 3rd Street LLC
 1 Vermella Way, Unit 1008
 Union, NJ 07083
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☐ Adult Signature Required	\$
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Hertygerty123, LLC
 63 Lord Ave
 Bayonne, NJ 07002
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65 Lord LLC
 3924 New Utrecht Ave
 Brooklyn, NY 11219
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Liberty Harbor Living Realty LLC
 650 Lakeside Blvd
 Kenansville, FL 34739
 Attn: Managing Member or any other person authorized to accept service

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☐ Adult Signature Restricted Delivery	\$

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58 Lord Ave Co.
 58 Lord Ave
 Bayonne, NJ 07002
 Attn: President, V.P., Secretary or any other person authorized to accept service

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SCF Realty III LLC
 61-81 E 2nd St
 Bayonne, NJ 07002
 Attn: Managing Member or any other person authorized to accept service

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

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- ☐ Adult Signature Required \$
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City Clerks Office
City of Bayonne
630 Avenue C
Bayonne, NJ 07002
Attn: Madelene C. Medina,
City Clerk

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59 Lord LLC
417 Ocean Ave.
Jersey City NJ 07035

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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

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Commissioner, NJ Dept. of
Transportation
1035 Parkway Avenue
PO Box 600
Trenton, NJ 08625-0600

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- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
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Department of Planning, Zoning &
Development
City of Bayonne
630 Avenue C (Room 13)
Bayonne, NJ 07002
Attn: Alicia V. Losonczy, Land Use
Administrator

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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
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Amkah LLC
9 Parkside Ln
Bayonne, NJ 07002

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Certified Mail Fee

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

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|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postmark
Here

59 Lord LLC
417 Ocean Ave
Jersey City NJ 07035
Attn: Managing Member or any other
person authorized to accept service

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1845 7920 10

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OFFICIAL USE 54

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| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Amkah LLC
9 Parkside Ln
Bayonne, NJ 07002
Attn: Managing Member or any other
person authorized to accept service

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT C

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Certified Mail Fee

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

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery®

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postmark
Here

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

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OFFICIAL USE

Certified Mail Fee \$

\$

Extra S&H or F&S (electronic field fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
Here

Clerk of Hudson County
257 Cornelison Avenue
Jersey City, NJ 07306

9589 0720 0225 5487 4762 56

EXHIBIT D

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Certified Mail Fee

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

- | | | |
|--|----|--|
| ☐ Return Receipt (hardcopy) | \$ | |
| ☐ Return Receipt (electronic) | \$ | |
| ☐ Certified Mail Restricted Delivery | \$ | |
| ☐ Adult Signature Required | \$ | |
| ☐ Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Commissioner, NJ Dept. of
Transportation
1035 Parkway Avenue
PO Box 600
Trenton, NJ 08625-0600

69 6762 5487 0225 0720 6856

EXHIBIT E

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

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

City Clerks Office
City of Bayonne
630 Avenue C
Bayonne, NJ 07002
Attn: Madelene C. Medina,
City Clerk

PS Form 3800, January 2023 PSN 7535-02-000-9037 See Reverse for Instructions

92 6762 5487 0225 0720 6856

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Certified Mail Fee

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

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Department of Planning, Zoning &
Development
City of Bayonne
630 Avenue C (Room 13)
Bayonne, NJ 07002
Attn: Alicia V. Lisonovsky, Land Use
Administrator

PS Form 3800, January 2023 PSN 7535-02-000-9037 See Reverse for Instructions

92 6762 5487 0225 0720 6856

EXHIBIT F

AFFIDAVIT OF PUBLICATION

Order Number : 12592281

STATE OF WISCONSIN
Brown County

I am a duly authorized representative of <https://www.northjersey.com/>

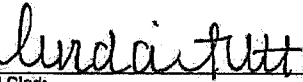
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The Publication is an online news publication in electronic format that contains news on matters of public concern and has published news predominantly in the English language at least once per week for at least three years continuously.

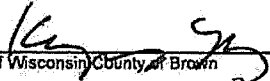
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NJM northjersey.com 09/01/2026

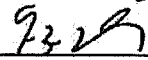
NJM The Record-News Herald 09/01/2026



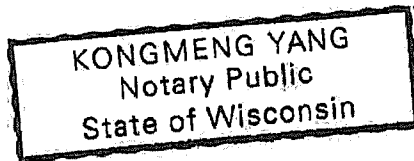
Legal Clerk



Notary Public State of Wisconsin County of Brown



My commission expires



**NOTICE OF PUBLIC HEARING
CITY OF BAYONNE ZONING BOARD OF ADJUSTMENT**

PLEASE TAKE NOTICE that on September 21, 2026 at 6:00 p.m., and thereafter on such date(s) as the hearing may be continued, the City of Bayonne Zoning Board of Adjustment (the "Board") will hold a public hearing at the Dorothy E. Harrington Council Chambers in the Municipal Building located at 630 Avenue C, Bayonne, New Jersey (the "Hearing") on the application of 177 3rd Street, LLC (the "Applicant"), seeking bulk ("c") variance relief (Application Number Z-25-007) (the "Application") to modify and convert an existing one (1)-family dwelling into a two (2)-family dwelling at property located at 33 East Second Street and designated as Block 371, Lot 2 on the Tax Maps of the City of Bayonne (the "Property"). The Property is comprised of approximately 3,179 square feet and is currently improved with single-family dwelling consisting of approximately 1,700 square feet. The Property is in the City of Bayonne's R-2 Detached / Attached Residential Zone District (the "R-2 Zone").

As noted above, the Applicant is proposing to modify and convert the existing one (1)-family dwelling into a two (2)-family dwelling (the "Proposed Home"). To achieve this, the Applicant is proposing to construct a two (2)-story addition consisting of 1,602 square feet to the existing structure. The Proposed Home, which will be comprised of approximately 3,302 square feet, will contain two, three-bedroom dwelling units. The Proposed Home will be supported by three on-site parking spaces (including two spaces in the existing rear yard garage). The Property will continue to be accessed via a shared driveway with property located at 31 East 2nd Street (Block 371, Lot 1) and a formal reciprocal access and maintenance agreement between that lot and the Property may be proposed as part of the Application. Additional proposed improvements include grading modifications and the installation of new concrete and pavement.

In connection with the Application, the Applicant is requesting the following bulk ("c") variances from the City of Bayonne Zoning Regulations and/or Planning and Development Regulations (collectively referenced as the "Code") pursuant to N.J.S.A. 40:55D-70.c(1)-(2): (i) Maximum Lot Coverage (Code Section 35-5.3.e): Permitted, 70%; Existing, 87.60%; Proposed, 93.23%; (ii) Minimum Lot Frontage (Code Section 35-5.3.e): Required, 30 feet; Existing / Proposed, 29.08 feet; (iii) Minimum Front Yard Setback (Code Section 35-5.3.e): Required, 20 feet; Existing / Proposed, 0 feet; (iv) Minimum Side Yard Setback (Code Section 35-5.3.e): Required, 3 feet; Existing / Proposed, 2.46 feet; (v) Minimum Side Yard Setback (Combined) (Code Section 35-5.3.e): Required, 6 feet; Existing / Proposed, 5.4 feet; (vi) Minimum Side Yard Setback - Accessory Structure (Garage): Required, 3 feet; Existing / Proposed, 0 feet; and (vii) Minimum Rear Yard Setback - Accessory Structure (Garage): Required, 3 feet; Existing / Proposed, 0.88 feet.

The Applicant also requests any other approvals, design waivers, submission waivers, variances, deviations, interpretations, and/or exceptions from the Code, the City of Bayonne Planning and Development Regulations, the General Ordinances of the Borough of the City of Bayonne, and/or RSIS, and/or continuations of any pre-existing non-conforming conditions, modifications of or relief from prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice), all as may be determined to be required for the Application during the review and processing of the application, and/or based upon an analysis of the plans and testimony at the public hearing.

When the Application is called, you may appear, in person, or represented by agent or attorney, to make any objections or offer any comments or testimony that you may have to the Application. Interested parties may also retain expert witnesses to present any questions, comments, objections, or testimony regarding the Application. The Board may at its discretion, adjourn, postpone, or continue the hearing from time to time, without additional notice, and you are hereby notified that you should make diligent inquiry of the Board Secretary / Land Use Administrator concerning such adjournments, postponements, or continuations.

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 that office's regular business hours. You may also arrange for the inspection of the Application and supporting materials by contacting the Land Use Administrator, Alicia K. Losonczy, 201-858-6182, during regular business hours, or via email at ALosonczy@baynj.org in advance of the hearing on the Application.

In addition, 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 at <https://www.bayonnenj.org>;
- Scroll down the page and click on the link entitled "ZBA 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.

To the greatest extent practicable, at least 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 that office's regular 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 Application and supporting materials by contacting Land Use Administrator, Alicia K. Losonczy, 201-858-6182, during regular business hours, or via email at ALosonczy@baynj.org in advance of the hearing on the Application.

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 that office's regular 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 reports by contacting Land Use Administrator, Alicia K. Losonczy, 201-858-6182, during regular business hours, or via email at ALosonczy@baynj.org in advance of the hearing on the Application.

By: Matthew P. Posada, Esq.

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The Legal Center
One Riverfront Plaza
Newark, NJ 07102
973-643-7000
MPosada@sillscummis.com

Record/Herald 9/1/2026
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