

of New Jersey,) ss  
County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):  
Jersey Journal 12/29/2021

*Mary C. Taylor*  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 30th day of December 2021

*Diana L. Hauser*  
Notary Public

DIANA L. HAUSER  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50136252  
My Commission Expires 09/08/2025

NOTICE OF PUBLIC MEETING  
CITY OF BAYONNE PLANNING BOARD

PLEASE TAKE NOTICE that the City of Bayonne Planning Board (the "Board") will hold an in-person public hearing on January 11, 2022 at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval (the "Application") by AMS Equities, LLC (the "Applicant") with respect to property having street addresses of 157-163 Avenue E, 132 Avenue E, 140 Avenue E, and 154 Avenue E, Bayonne, New Jersey 07002 which are designated as Block 234, Lot 8.01, Block 467, Lot 23, and Block 458, Lots 1.02 and 1.03 on the City of Bayonne Tax Duplicate (the "Property"). The Property is zoned under a redevelopment plan, which permits mixed-use (multi-family residential and commercial) buildings.

The Applicant seeks minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval to subdivide and develop the Property as follows:

The Applicant seeks approval to subdivide Block 458, Lot 1.03 into 2 lots, which are identified as Parcel C and Parcel D on the filed plans. Parcel C will be approximately 32,862 square feet (0.754 acres) and will contain the existing multi-family residential building (known as the Silk Lofts), which has 85 existing residential units. Parking for the existing Silk Lofts building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see below) and in the existing surface parking lot on Parcel D (see below). Parcel D will be approximately 7,515 square feet (0.173 acres) and will contain a surface parking lot with twenty (20) surface parking spaces, which will remain and will be shared by all existing and proposed buildings/structures and uses on the Property.

The Applicant will consolidate Block 458, Lot 1.02 with Block 467, Lot 23 into a development lot identified as Parcel B on the filed plans.

Parcel B will be approximately 30,551 square feet (0.701 acres) in size. On Parcel B, the Applicant seeks approval to construct an 18-story, mixed-use (multi-family residential/commercial) building containing 250 residential units (pursuant to a density bonus), approximately 1,975 square feet of commercial/retail uses, an automated parking facility within the building that will provide 389 parking spaces, which will be shared by the proposed building and all existing and proposed buildings/structures and uses on the Property, a plaza area in front of the proposed building, associated intersection modifications, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will also be provided in the existing surface parking lot on Parcel D (see above).

On Block 234, Lot 8.01, which is identified as Parcel A on the filed plans and is approximately 10,043 square feet (0.23 acres) in size, the Applicant seeks approval to construct a 6-story, mixed-use (multi-family/commercial) building that will provide 36 residential units, approximately 1,530 square feet of commercial/retail uses, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see above) and in the existing surface parking lot on Parcel D (see above).

Applicant further seeks any and all exceptions, waivers, variances, interpretations, continuations of existing nonconforming conditions, and other approvals as reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

When the Application is called, interested parties may appear at the hearing, either themselves or by attorney, and present any questions, comments, or objections that they may have to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine.

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 normal business hours. You may also arrange for the inspection of the same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours.

In addition, at least 10 days before the hearing, 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 website as follows:

- Navigate to the City's webpage with this link: <https://www.bayonnenj.org>
- Scroll down the page and click on the link entitled "PB Meeting 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

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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours. The Applicant may also present additional exhibits at the in-person hearing.

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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org)

l.org or (b) telephone at 201-858-6182 during normal business hours.

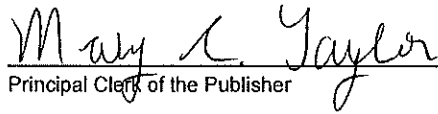
Michael Miceli, Esq.  
Prime & Tuvel  
50 Harrison Street, PH #511  
Hoboken, New Jersey 07030  
Phone: (201) 883-1010  
Email: [mike@primelaw.com](mailto:mike@primelaw.com)  
Attorneys for AMS Equities, LLC, Applicant

12/29/21

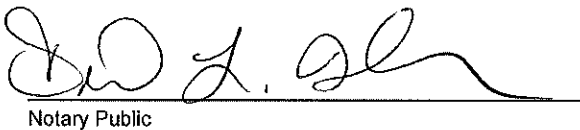
\$146.37

State of New Jersey,) ss  
County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):  
Jersey Journal 05/11/2022

  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 11th day of May 2022

  
Notary Public

DIANA L. HAUSER  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50136252  
My Commission Expires 09/08/2025

NOTICE OF SPECIAL MEETING  
CITY OF BAYONNE PLANNING BOARD

PLEASE TAKE NOTICE that the City of Bayonne Planning Board (the "Board") will hold an in-person, special meeting on May 23, 2022 at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval (the "Application") by AMS Equities, LLC (the "Applicant") with respect to property having street addresses of 157-163 Avenue E, 132 Avenue E, 140 Avenue E, and 154 Avenue E, Bayonne, New Jersey 07002 which are designated as Block 234, Lot 8.01, Block 467, Lot 23, and Block 458, Lots 1.02 and 1.03 on the City of Bayonne Tax Duplicate (the "Property"). The Property is zoned under a redevelopment plan, which permits mixed-use (multi-family residential and commercial) buildings.

The Applicant seeks minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval to subdivide and develop the Property as follows:

The Applicant seeks approval to subdivide Block 458, Lot 1.03 into 2 lots, which are identified as Parcel C and Parcel D on the filed plans. Parcel C will be approximately 32,862 square feet (0.754 acres) and will contain the existing multi-family residential building (known as the Silk Lofts), which has 85 existing residential units. Parking for the existing Silk Lofts building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see below) and in the existing surface parking lot on Parcel D (see below). Parcel D will be approximately 7,515 square feet (0.173 acres) and will contain a surface parking lot with 20 surface parking spaces, which will remain and will be shared by all existing and proposed buildings/structures and uses on the Property.

The Applicant will consolidate Block 458, Lot 1.02 with Block 467, Lot 23 to create a development lot identified as Parcel B on the filed

plans. Parcel B will be approximately 30,551 square feet (0.701 acres) in size. On Parcel B, the Applicant seeks approval to construct an 18-story, mixed-use (multi-family residential/commercial) building containing 250 residential units (pursuant to a density bonus), approximately 1,975 square feet of commercial/retail uses, an automated parking facility within the building that will provide 389 parking spaces, which will be shared by the proposed building and all existing and proposed buildings/structures and uses on the Property, a plaza area in front of the proposed building, associated intersection modifications, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will also be provided in the existing surface parking lot on Parcel D (see above).

On Block 234, Lot 8.01, which is identified as Parcel A on the filed plans and is approximately 10,043 square feet (0.23 acres) in size, the Applicant seeks approval to construct a 6-story, mixed-use (multi-family/commercial) building that will provide 36 residential units, approximately 1,530 square feet of commercial/retail uses, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see above) and in the existing surface parking lot on Parcel D (see above).

Applicant also seeks approval to phase the project and approval of an interim parking plan for proposed parking conditions during construction, which will include the use of outdoor mechanical/stacked parking on the Property.

Applicant further seeks any and all exceptions, waivers, variances, interpretations, continuations of existing nonconforming conditions, and other approvals as reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

When the Application is called, interested parties may appear at the hearing, either themselves or by attorney, and present any questions, comments, or objections that they

may have to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine.

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 normal business hours. You may also arrange for the inspection of the same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours.

In addition, at least 10 days before the hearing, 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 website as follows:

- Navigate to the City's webpage with this link: <https://www.bayonnenj.org>
- Scroll down the page and click on the link entitled "PB Meeting 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

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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours. The Applicant may also present additional exhibits at the in-person hearing.

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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@bayni.org](mailto:alosonczy@bayni.org) or (b) telephone at 201-858-6182 during normal business hours.

Michael Miceli, Esq.  
Prime & Tuvel  
50 Harrison Street, PH #511  
Hoboken, New Jersey 07030  
Phone: (201) 883-1010  
Email: [mike@primelaw.com](mailto:mike@primelaw.com)  
Attorneys for AMS Equities, LLC, Applicant

05/11/22

\$431.64

A-246

Publication Name:  
**Jersey Journal, Jersey City**

Publication URL:

Publication City and State:  
**Secaucus, NJ**

Publication County:  
**Hudson**

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:  
**202206061246363182736**  
**1212431241**

Notice URL:

[Back](#)

Notice Publish Date:  
Friday, June 03, 2022

#### Notice Content

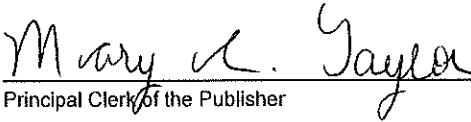
NOTICE OF PUBLIC HEARING CITY OF BAYONNE PLANNING BOARD PLEASE TAKE NOTICE that the City of Bayonne Planning Board (the "Board") will hold an in-person, public hearing on June 14, 2022 at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval (the "Application") by AMS Equities, LLC (the "Applicant") with respect to property having street addresses of 157-163 Avenue E, 132 Avenue E, 140 Avenue E, and 154 Avenue E, Bayonne, New Jersey 07002 which are designated as Block 234, Lot 8.01, Block 467, Lot 23, and Block 458, Lots 1.02 and 1.03 on the City of Bayonne Tax Duplicate (the "Property"). The Property is zoned under a redevelopment plan, which permits mixed-use (multi-family residential and commercial) buildings. The Applicant seeks minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval to subdivide and develop the Property as follows: The Applicant seeks approval to subdivide Block 458, Lot 1.03 into 2 lots, which are identified as Parcel C and Parcel D on the filed plans. Parcel C will be approximately 32,862 square feet (0.754 acres) and will contain the existing multi-family residential building (known as the Silk Lofts), which has 85 existing residential units. Parking for the existing Silk Lofts building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see below) and in the existing surface parking lot on Parcel D (see below). Parcel D will be approximately 7,515 square feet (0.173 acres) and will contain a surface parking lot with 20 surface parking spaces, which will remain and will be shared by all existing and proposed buildings/structures and uses on the Property. The Applicant will consolidate Block 458, Lot 1.02 with Block 467, Lot 23 to create a development lot identified as Parcel B on the filed plans. Parcel B will be approximately 30,551 square feet (0.701 acres) in size. On Parcel B, the Applicant seeks approval to construct an 18-story, mixed-use (multi-family residential/commercial) building containing 250 residential units (pursuant to a density bonus), approximately 1,975 square feet of commercial/retail uses, an automated parking facility within the building that will provide 389 parking spaces, which will be shared by the proposed building and all existing and proposed buildings/structures and uses on the Property, a plaza area in front of the proposed building, associated intersection modifications, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will also be provided in the existing surface parking lot on Parcel D (see above). On Block 234, Lot 8.01, which is identified as Parcel A on the filed plans and is approximately 10,043 square feet (0.23 acres) in size, the Applicant seeks approval to construct a 6-story, mixed-use (multi-family/commercial) building that will provide 36 residential units, approximately 1,530 square feet of commercial/retail uses, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see above) and in the existing surface parking lot on Parcel D

(see above). Applicant also seeks approval to phase the project and approval of an interim parking plan for proposed parking conditions during construction, which will include the use of outdoor mechanical/stacked parking on the Property. Applicant further seeks any and all exceptions, waivers, variances, interpretations, continuations of existing nonconforming conditions, and other approvals as reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application. When the Application is called, interested parties may appear at the hearing, either themselves or by attorney, and present any questions, comments, or objections that they may have to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. 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 normal business hours. You may also arrange for the inspection of the same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours. In addition, at least 10 days before the hearing, 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 website as follows: Navigate to the City's webpage with this link: <https://www.bayonnenj.org> Scroll down the page and click on the link entitled "PB Meeting 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 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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours. The Applicant may also present additional exhibits at the in-person hearing. 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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours. Michael Miceli, Esq. Prime & Tuvel 50 Harrison Street, PH #511 Hoboken, New Jersey 07030 Phone: (201) 883-1010 Email: [mike@primelaw.com](mailto:mike@primelaw.com) Attorneys for AMS Equities, LLC, Applicant 06/03/22 \$431.64

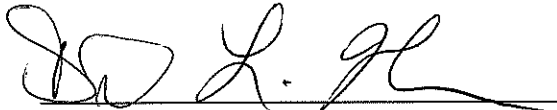
[Back](#)

State of New Jersey,) ss  
County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):  
Jersey Journal 06/03/2022

  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 3rd day of June 2022

  
Notary Public



NOTICE OF PUBLIC HEARING  
CITY OF BAYONNE PLANNING BOARD

PLEASE TAKE NOTICE that the City of Bayonne Planning Board (the "Board") will hold an in-person, public hearing on June 14, 2022 at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval (the "Application") by AMS Equities, LLC (the "Applicant") with respect to property having street addresses of 157-163 Avenue E, 132 Avenue E, 140 Avenue E, and 154 Avenue E, Bayonne, New Jersey 07002 which are designated as Block 234, Lot 8.01, Block 467, Lot 23, and Block 458, Lots 1.02 and 1.03 on the City of Bayonne Tax Duplicate (the "Property"). The Property is zoned under a redevelopment plan, which permits mixed-use (multi-family residential and commercial) buildings.

The Applicant seeks minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval to subdivide and develop the Property as follows:

The Applicant seeks approval to subdivide Block 458, Lot 1.03 into 2 lots, which are identified as Parcel C and Parcel D on the filed plans. Parcel C will be approximately 32,862 square feet (0.754 acres) and will contain the existing multi-family residential building (known as the Silk Lofts), which has 85 existing residential units. Parking for the existing Silk Lofts building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see below) and in the existing surface parking lot on Parcel D (see below). Parcel D will be approximately 7,515 square feet (0.173 acres) and will contain a surface parking lot with 20 surface parking spaces, which will remain and will be shared by all existing and proposed buildings/structures and uses on the Property.

The Applicant will consolidate Block 458, Lot 1.02 with Block 467, Lot 23 to create a development lot identified as Parcel B on the filed

plans. Parcel B will be approximately 30,551 square feet (0.701 acres) in size. On Parcel B, the Applicant seeks approval to construct an 18-story, mixed-use (multi-family residential/commercial) building containing 250 residential units (pursuant to a density bonus), approximately 1,975 square feet of commercial/retail uses, an automated parking facility within the building that will provide 389 parking spaces, which will be shared by the proposed building and all existing and proposed buildings/structures and uses on the Property, a plaza area in front of the proposed building, associated intersection modifications, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will also be provided in the existing surface parking lot on Parcel D (see above).

On Block 234, Lot 8.01, which is identified as Parcel A on the filed plans and is approximately 10,043 square feet (0.23 acres) in size, the Applicant seeks approval to construct a 6-story, mixed-use (multi-family/commercial) building that will provide 36 residential units, approximately 1,530 square feet of commercial/retail uses, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see above) and in the existing surface parking lot on Parcel D (see above).

Applicant also seeks approval to phase the project and approval of an interim parking plan for proposed parking conditions during construction, which will include the use of outdoor mechanical/stacked parking on the Property.

Applicant further seeks any and all exceptions, waivers, variances, interpretations, continuations of existing nonconforming conditions, and other approvals as reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

When the Application is called, interested parties may appear at the hearing, either themselves or by attorney, and present any questions, comments, or objections that they

may have to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine.

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 normal business hours. You may also arrange for the inspection of the same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@bayni.org](mailto:alosonczy@bayni.org) or (b) telephone at 201-858-6182 during normal business hours.

In addition, at least 10 days before the hearing, 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 website as follows:

Navigate to the City's webpage with this link: <https://www.bayonnenj.org>  
Scroll down the page and click on the link entitled "PB Meeting 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

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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@bayni.org](mailto:alosonczy@bayni.org) or (b) telephone at 201-858-6182 during normal business hours. The Applicant may also present additional exhibits at the in-person hearing.

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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@bayn j.org](mailto:alosonczy@bayn j.org) or (b) telephone at 201-858-6182 during normal business hours.

Michael Miceli, Esq.  
Prime & Tuvel  
50 Harrison Street, PH #511  
Hoboken, New Jersey 07030  
Phone: (201) 883-1010  
Email: [mike@primelaw.com](mailto:mike@primelaw.com)  
Attorneys for AMS Equities, LLC, Applicant

06/03/22

\$431.64





The Star-Ledger, Newark

# The Star-Ledger

Publication Name:  
The Star-Ledger, Newark

Publication URL:  
[www.nj.com/starledger](http://www.nj.com/starledger)

Publication City and State:  
Newark , NJ

Publication County:  
Essex

---

Notice Popular Keyword Category:

Notice Keywords:  
ams

Notice Authentication Number:  
202207080950392763245  
1212431241

Notice URL:

[Back](#)

Notice Publish Date:  
Wednesday, June 29, 2022

## Notice Content

NOTICE OF PUBLIC HEARING CITY OF BAYONNE PLANNING BOARD PLEASE TAKE NOTICE that the City of Bayonne Planning Board (the "Board") will hold an in-person, public hearing on July 12, 2022 at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval (the "Application") by AMS Equities, LLC (the "Applicant") with respect to property having street addresses of 157-163 Avenue E, 132 Avenue E, 140 Avenue E, and 154 Avenue E, Bayonne, New Jersey 07002 which are designated as Block 234, Lot 8.01, Block 467, Lot 23, and Block 458, Lots 1.02 and 1.03 on the City of Bayonne Tax Duplicate (the "Property"). The Property is zoned under a redevelopment plan, which permits mixed-use (multi-family residential and commercial) buildings. The Applicant seeks minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval to subdivide and develop the Property as follows: The Applicant seeks approval to subdivide Block 458, Lot 1.03 into 2 lots, which are identified as Parcel C and Parcel D on the filed plans. Parcel C will be approximately 32,862 square feet (0.754 acres) and will contain the existing multi-family residential building (known as the Silk Lofts), which has 85 existing residential units. Parking for the existing Silk Lofts building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see below) and in the existing surface parking lot on Parcel D (see below). Parcel D will be approximately 7,515 square feet (0.173 acres) and will contain a surface parking lot with 20 surface parking spaces, which will remain and will be shared by all existing and proposed buildings/structures and uses on the Property. The Applicant will consolidate Block 458, Lot 1.02 with Block 467, Lot 23 to create a development lot identified as Parcel B on the filed plans. Parcel B will be approximately 30,551 square feet (0.701 acres) in size. On Parcel B, the Applicant seeks approval to construct an 18-story, mixed-use (multi-family residential/commercial) building containing 250 residential units (pursuant to a density bonus), approximately 1,975 square feet of commercial/retail uses, an automated parking facility within the building that will provide 389 parking spaces, which will be shared by the proposed building and all existing and proposed buildings/structures and uses on the Property, a plaza area in front of the proposed building, associated intersection modifications, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will also be provided in the existing surface parking lot on Parcel D (see above). On Block 234, Lot 8.01, which is identified as Parcel A on the filed plans and is approximately 10,043 square feet (0.23 acres) in size, the Applicant seeks approval to construct a 6-story, mixed-use (multi-family/commercial) building that will provide 36 residential units, approximately 1,530 square feet of commercial/retail uses, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see above) and in the existing surface parking lot on Parcel D (see above). Applicant also seeks approval to phase the project and approval of an interim parking plan for proposed parking conditions during construction, which will include the use of outdoor mechanical/stacked parking on the Property. Applicant further seeks any and all exceptions, waivers, variances, interpretations, continuations of existing nonconforming conditions, and other approvals as reflected on the

filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application. When the Application is called, interested parties may appear at the hearing, either themselves or by attorney, and present any questions, comments, or objections that they may have to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. 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 normal business hours. You may also arrange for the inspection of the same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours. In addition, at least 10 days before the hearing, 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 website as follows: Navigate to the City's webpage with this link: <https://www.bayonnenj.org> Scroll down the page and click on the link entitled "PB Meeting 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 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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours. The Applicant may also present additional exhibits at the in-person hearing. 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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours. Michael Miceli, Esq. Prime & Tuvel 50 Harrison Street, PH #511 Hoboken, New Jersey 07030 Phone: (201) 883-1010 Email: [mike@primelaw.com](mailto:mike@primelaw.com) Attorneys for AMS Equities, LLC, Applicant 6/29/22 \$366.63

[Back](#)

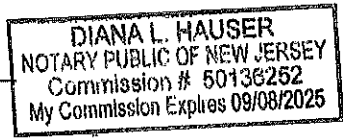
State of New Jersey,) ss  
County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):  
Jersey Journal 06/29/2022

*Mary C. Taylor*  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 30th day of June 2022

*Diana L. Hauser*  
Notary Public



NOTICE OF PUBLIC HEARING  
CITY OF BAYONNE PLANNING BOARD

PLEASE TAKE NOTICE that the City of Bayonne Planning Board (the "Board") will hold an in-person, public hearing on July 12, 2022 at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval (the "Application") by AMS Equities, LLC (the "Applicant") with respect to property having street addresses of 157-163 Avenue E, 132 Avenue E, 140 Avenue E, and 154 Avenue E, Bayonne, New Jersey 07002 which are designated as Block 234, Lot 8.01, Block 467, Lot 23, and Block 458, Lots 1.02 and 1.03 on the City of Bayonne Tax Duplicate (the "Property"). The Property is zoned under a redevelopment plan, which permits mixed-use (multi-family residential and commercial) buildings.

The Applicant seeks minor subdivision approval (or preliminary and final major subdivision approval, if deemed necessary) and preliminary and final major site plan approval to subdivide and develop the Property as follows:

The Applicant seeks approval to subdivide Block 458, Lot 1.03 into 2 lots, which are identified as Parcel C and Parcel D on the filed plans. Parcel C will be approximately 32,862 square feet (0.754 acres) and will contain the existing multi-family residential building (known as the Silk Lofts), which has 85 existing residential units. Parking for the existing Silk Lofts building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see below) and in the existing surface parking lot on Parcel D (see below). Parcel D will be approximately 7,515 square feet (0.173 acres) and will contain a surface parking lot with 20 surface parking spaces, which will remain and will be shared by all existing and proposed buildings/structures and uses on the Property.

The Applicant will consolidate Block 458, Lot 1.02 with Block 467, Lot 23 to create a development lot identified as Parcel B on the filed

plans. Parcel B will be approximately 30,551 square feet (0.701 acres) in size. On Parcel B, the Applicant seeks approval to construct an 18-story, mixed-use (multi-family residential/commercial) building containing 250 residential units (pursuant to a density bonus), approximately 1,975 square feet of commercial/retail uses, an automated parking facility within the building that will provide 389 parking spaces, which will be shared by the proposed building and all existing and proposed buildings/structures and uses on the Property, a plaza area in front of the proposed building, associated intersection modifications, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will also be provided in the existing surface parking lot on Parcel D (see above).

On Block 234, Lot 8.01, which is identified as Parcel A on the filed plans and is approximately 10,043 square feet (0.23 acres) in size, the Applicant seeks approval to construct a 6-story, mixed-use (multi-family/commercial) building that will provide 36 residential units, approximately 1,530 square feet of commercial/retail uses, and various rooftop and other amenities and improvements shown on the filed plans. Parking for this building will be provided in the automated parking facility within the proposed mixed-use building on Parcel B (see above) and in the existing surface parking lot on Parcel D (see above).

Applicant also seeks approval to phase the project and approval of an interim parking plan for proposed parking conditions during construction, which will include the use of outdoor mechanical/stacked parking on the Property.

Applicant further seeks any and all exceptions, waivers, variances, interpretations, continuations of existing nonconforming conditions, and other approvals as reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

When the Application is called, interested parties may appear at the hearing, either themselves or by attorney, and present any questions, comments, or objections that they

may have to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine.

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 normal business hours. You may also arrange for the inspection of the same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours.

In addition, at least 10 days before the hearing, 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 website as follows:

Navigate to the City's webpage with this link: <https://www.bayonnenj.org>. Scroll down the page and click on the link entitled "PB Meeting 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.

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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours. The Applicant may also present additional exhibits at the in-person hearing.

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 normal 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 same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@bayn.l.org](mailto:alosonczy@bayn.l.org) or (b) telephone at 201-858-6182 during normal business hours.

Michael Miceli, Esq.  
Prime & Tuvel  
50 Harrison Street, PH #511  
Hoboken, New Jersey 07030  
Phone: (201) 883-1010  
Email: [mike@primelaw.com](mailto:mike@primelaw.com)  
Attorneys for AMS Equifies, LLC, Applicant

06/29/22

\$150.08