

WILENTZ, GOLDMAN & SPITZER
A Professional Corporation
90 Woodbridge Center Drive
P.O. Box 10
Woodbridge, New Jersey 07095
(732) 636-8000
Attorneys for Applicant



_____ : CITY OF BAYONNE
IN THE MATTER OF : PLANNING BOARD
SHREE LAKSHMI VARDAYINI URBAN :
RENEWAL LLC : AFFIDAVIT OF SERVICE
_____ :

STATE OF NEW JERSEY :
: SS
COUNTY OF MIDDLESEX:

PILAR KWIATKOWSKI, of full age, being duly sworn, according to law, upon her oath, deposes and says:

1. I am employed as a secretary by the law firm of Wilentz, Goldman & Spitzer, P.A.
2. On November 26, 2024, on behalf of the applicant, Shree Lakshmi Vardayini Urban Renewal LLC, I mailed via certified mail, return receipt requested, a copy of the annexed notice of hearing, which relates to property shown as Block 751, Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 and 1.16 on the Tax Maps of the City of Bayonne, to the owners of the subject properties and Block 751, Lots 1.04, 1.13 and 1.15, as well as the persons and entities within 200 feet of the subject property, as set forth on the annexed list.
3. On November 26, 2024, on behalf of the applicant, Shree Lakshmi Vardayini Urban Renewal LLC, I mailed via certified mail, return receipt requested, a copy of the annexed notice of hearing, which relates to property shown as Block 751, Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 and 1.16 on the Tax Maps of the City of Bayonne, to the State Planning Commission, as required pursuant to N.J.S.A. 40:55D-12(g) of the Municipal Land Use Law.
4. On November 26, 2024, pursuant to N.J.S.A. 40:55D-12(g) of the Municipal Land Use Law, on behalf of the applicant, Shree Lakshmi Vardayini Urban Renewal LLC, I sent the following items to the State Planning Commission, via certified mail, return receipt requested:
 - A. Copy of application for approval of general development plan amendment.
 - B. Copy of Fiscal Impact Report, prepared by John McDonough, LA, AICP, PP of John McDonough Associates, LLC and dated January 5, 2024.
Copy of Environmental Impact Assessment, prepared by Eric Ballou, PE of InSite Engineering, LLC and dated January 12, 2024.
 - C. Copy of Traffic Impact Analysis, prepared by Dolan & Dean Consulting Engineers, LLC and dated November 26, 2024.
 - D. Copy of plan entitled "General Development Plan for Harbor Station South, Block 751, Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 & 1.16, City of Bayonne, Hudson County, NJ," prepared by Eric Ballou, PE of InSite Engineering, LLC, dated January 12, 2024 and revised through November 25, 2024.
 - E. Copy of architectural plans entitled "Shree Lakshmi Vardayini Urban Renewal LLC Harbor Station South Presentation 11.25.24," prepared by MHS Architecture.
5. On November 26, 2024, on behalf of the applicant, Shree Lakshmi Vardayini Urban Renewal LLC, I also mailed a copy of the annexed notice of hearing by certified mail, return receipt requested, to the following:

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

Commissioner
New Jersey Department of Transportation
1035 Parkway Ave.
P.O. Box 600
Trenton, NJ 08625

6. Attached are originals of the white receipts for certified mail, evidencing the notices which were mailed.


PILAR KWIATKOWSKI

Sworn and Subscribed to before me
this 5th day of December, 2024



CARRIE R. MORALES
A Notary Public of New Jersey
My Commission Expires May 23, 2027

WILENTZ

—ATTORNEYS AT LAW—

STEVEN J. TRIPP, ESQ.

T: 732.855.6076
F: 732.726.6524
stripp@wilentz.com

90 Woodbridge Center Drive
Suite 900 Box 10
Woodbridge, NJ 07095-0958
732.636.8000

November 26, 2024

VIA CERTIFIED MAIL/RRR

State Planning Commission
c/o NJ Office of Planning Advocacy
NJ Business Action Center
NJ Department of State
255 West State Street, 3rd Floor
PO Box 820
Trenton, NJ 08625-0820

Certified Article Number

9414 7266 9904 2186 9652 53

SENDER'S RECORD

**Re: City of Bayonne
Shree Lakshmi Vardayini Urban Renewal LLC
Block 751, Lots 1.04, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15 and 1.16
City of Bayonne, NJ**

Dear Sir or Madam:

This office represents Shree Lakshmi Vardayini Urban Renewal LLC "Shree Lakshmi". Shree Lakshmi has submitted an application for amended general development plan approval, which is scheduled for public hearing before the City of Bayonne Planning Board on December 10, 2024. As the application includes more than 500 dwelling units, pursuant to N.J.S.A. 40:55D-12(g) of the Municipal Land Use Law, notice, together with a copy of the application, plans and reports, is being provided to the State Planning Commission.

Enclosed, please find the following:

1. Copy of the legal notice to the State Planning Commission, which notice is being published in the November 27, 2024 issue of the Jersey Journal and has been sent by certified mail to property owners and agencies, as required by law.
2. Copy of application for approval of general development plan amendment.
3. Copy of Fiscal Impact Report, prepared by John McDonough, LA, AICP, PP of John McDonough Associates, LLC and dated January 5, 2024.

#14780234.1

Wilentz, Goldman & Spitzer, P.A.


Woodbridge | Newark | New York | Philadelphia | Red Bank

www.wilentz.com

4. Copy of Environmental Impact Assessment, prepared by Eric Ballou, PE of InSite Engineering, LLC and dated January 12, 2024.
5. Copy of Traffic Impact Analysis, prepared by Dolan & Dean Consulting Engineers, LLC and dated November 26, 2024.
6. Copy of plan entitled "General Development Plan for Harbor Station South, Block 751, Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 & 1.16, City of Bayonne, Hudson County, NJ," prepared by Eric Ballou, PE of InSite Engineering, LLC, dated January 12, 2024 and revised through November 25, 2024.
7. Copy of architectural plans entitled "Shree Lakshmi Vardayini Urban Renewal LLC Harbor Station South Presentation 11.25.24," prepared by MHS Architecture.

If you have any questions or require anything further to be submitted, please advise.

Very truly yours,



Steven J. Tripp

/pk
enc.

#14780234.1



9590 9266 9904 2186 9652 56

LEGAL NOTICE
CITY OF BAYONNE
PLANNING BOARD

PLEASE TAKE NOTICE that the undersigned, Shree Lakshmi Vardayini Urban Renewal LLC (the “Applicant”), has applied to the Planning Board of the City of Bayonne for the relief described below in connection with an amendment to a previously-approved General Development Plan (the “Original GDP”) relating to property located within a portion of the Harbor Station South Redevelopment Area, located on the Peninsula at Bayonne, which is bounded by Chosin Few Way, Goldsborough Drive, Flagship Street and Veterans Memorial Boulevard (a/k/a East 40th Street), and shown on the Tax Maps of the City of Bayonne as Block 751, Lots 1.04, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15 and 1.16 (the “original General Development Plan Area”). This application involves only the proposed multi-family residential and commercial development on Lots 1.06 through 1.10, and Lots 1.12, 1.14, and 1.16 (the “Shree Lakshmi Property”), and does not include Lots 1.04, 1.11 and 1.15, which are part of a separate application by another party to amend the Original GDP. This application is submitted in response to the Third Amendment to the Harbor Station South Redevelopment Plan, and consistent with that Amendment, it includes the following increases to the size of the development from the Original GDP pertaining to the Shree Lakshmi Property: (i) multi-family residential units to 11,900; (ii) height of buildings to 50 stories/625 feet; (iii) the amount of commercial space, including retail sales and services, to 499,600 square feet; and (iv) the size of the proposed hotel to 500 keys. The relief requested is as follows:

1. Amended General Development Plan Approval for Lots 1.06 through 1.10, and Lots 1.12, 1.14, and 1.16.
2. Such other relief as may be required, including any deviations, variances, waivers or exceptions that may be required by the Board or its professional staff during review of the application.

Copies of the application, plans and other supporting documents are on file in the Department of Planning, Zoning and Development, located in City Hall, 630 Avenue C, Bayonne, New Jersey 07002, and are available there for inspection Monday through Friday, during regular business hours. Exhibits are also available on the City of Bayonne website at <https://www.bayonnenj.org/pages/planning-board-application>.

PLEASE TAKE FURTHER NOTICE that this matter has been placed on the agenda of the Planning Board of the City of Bayonne for **December 10, 2024** at 6:00 p.m. in the Dorothy E. Harrington Municipal Council Chambers in Bayonne City Hall, located at 630 Avenue C, Bayonne, New Jersey, at which time you may appear in person or by an attorney and present any comments and/or objections you may have to the relief sought.

Shree Lakshmi Vardayini Urban Renewal LLC
2449 Kennedy Blvd.
Jersey City, NJ 07304



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



James M. Davis, Mayor

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

November 19, 2024

Steven J. Tripp, Esq.
stripp@wilentz.com

RE: Block: 751 Lot(s): various

Dear Mr. Tripp:

This letter will confirm that the enclosed is certified to be a list of properties within 200 feet of the above referenced block & lot(s) as noted in the property tax records of the City of Bayonne.

Kennedy Boulevard is a County Road, and if warranted, you should notify the following:
Clerk of Hudson County, 257 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

Veolia, 110 Oak St., Bayonne, NJ 07002

Verizon Telephone, 540 Broad Street, Newark, NJ 07102

Cablevision of Bayonne, 685 Broadway, Bayonne, NJ 07002

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

Sincerely,

Kaitlin Weaver, Tax Clerk



City of Bayonne

Buffer Report

Highlighted feature(s)

Subject Property (12)

BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner City/State/Zip
751	1.04		1 FLAGSHIP ST	MAHALAXMI FLAGSHIP LLC	1 FLAGSHIP ST, STE 100	BAYONNE, NJ 07002
751	1.06		P@ STATION SOUTH	GAURI SHANKAR FLAGSHIP,LLC	2449 KENNEDY BLVD	JERSEY CITY, NJ 07304
751	1.07		P@ STATION SOUTH	DEVI MATA FLAGSHIP LLC ET AL	2449 KENNEDY BOULEVARD	JERSEY CITY, NJ 07304
751	1.08		P@ STATION SOUTH	MALAKSHMI GOLDSBOROUGH, LLC	2449 KENNEDY BOULEVARD	JERSEY CITY, NJ 07304
751	1.09		P@ STATION SOUTH	JAI MA BAYONNE,LLC	2449 KENNEDY BLVD	JERSEY CITY, NJ 07304
751	1.10		P@ STATION SOUTH	MA VASUNDHARA NIWAS, LLC	2449 KENNEDY BOULEVARD	JERSEY CITY, NJ 07304
751	1.11		P@ STATION SOUTH	MA DURGA CHOSIN LLC	1 FLAGSHIP ST, STE 517	BAYONNE, NJ 07002
751	1.12		P@ STATION SOUTH	OM VAISHNAVI GOLD, LLC	2449 KENNEDY BOULEVARD	JERSEY CITY, NJ 07304
751	1.13		P@ STATION SOUTH	CITY OF BAYONNE	630 AVENUE C	BAYONNE, NJ 07002
751	1.14		P@ STATION SOUTH	CITY OF BAYONNE	630 AVENUE C	BAYONNE, NJ 07002
751	1.15		P@ STATION SOUTH	MA DURGA CHOSIN,LLC	1 FLAGSHIP ST, STW 100	BAYONNE, NJ 07002
751	1.16		P@ STATION SOUTH	CITY OF BAYONNE	630 AVENUE C	BAYONNE, NJ 07002

§

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

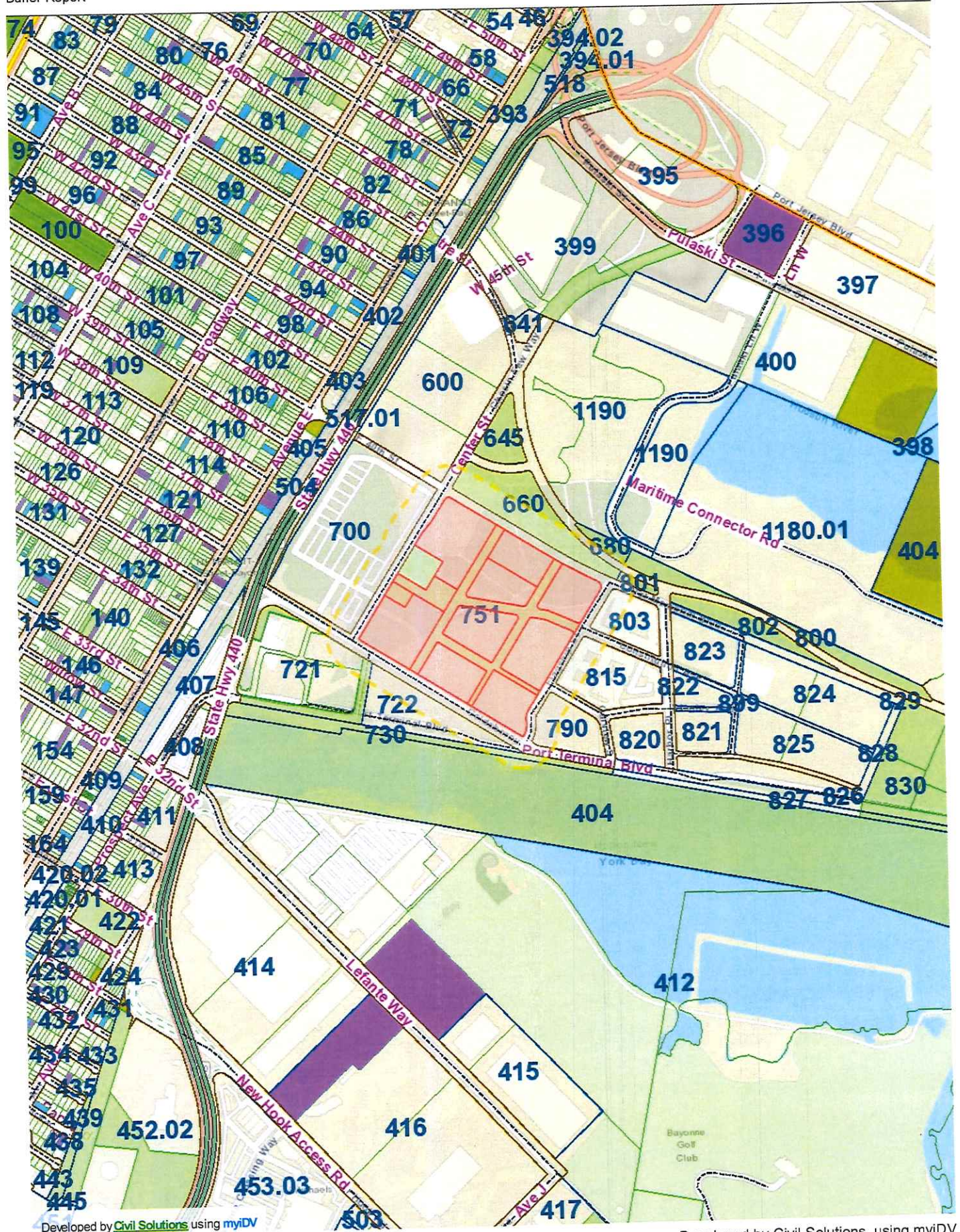
Adjoining Properties (17)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
404	2.05		CITY OF BAYONNE & PA OF NY & NJ	P@ SIDE	630 AVE C	BAYONNE, NJ 07002
600	3		225 CHOSIN FEW WAY URBAN REN. LLC	225 CHOSIN FEW WAY	515 MARIN BLVD	JERSEY CITY, NJ 07302
660	1		CITY OF BAYONNE	P@ STATION NORTH	630 AVENUE C	BAYONNE, NJ 07002
680	1		CITY OF BAYONNE	P@ STATION NORTH	630 AVENUE C	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
700	1		BAYONNE REDEVELOPERS URBAN RENEWAL	19-21 GOLDSBOROUGH DR	999 LAKE DR% COSTCO	ISSAQUAH, WA 98027
721	2		BAYONNE BLOCK 721 COMMERCIAL CONDO.	18-40 GOLDSBOROUGH DRIVE	80 S JEFFERSON RD STE 202	WHIPPANY, NJ 07981
721	2	C0001	BAYONNE REDEVELOPERS UR BLK 720,LLC	40 GOLDSBOROUGH DRIVE	3161 MICHELSON DR, #600	IRVINE, CA 92612
721	2	C0002	BAYONNE REDEVELOPERS UR BLK 720,LLC	18 GOLDSBOROUGH DRIVE	80 S JEFFERSON RD. STE 202	WHIPPANY, NJ 07981
721	3		CITY OF BAYONNE	P@ STATION SOUTH	630 AVENUE C	BAYONNE, NJ 07002
722	1		BYNNE RDVLPRS RSDNTL UR BLOCK 780	110 GOLDSBOROUGH DRIVE	32 CROSS ST, STE 301	LAKEWOOD, NJ 08701
730	1		CITY OF BAYONNE	P@ STATION SOUTH	630 AVENUE C	BAYONNE, NJ 07002
751	2		CITY OF BAYONNE	160 CHOSIN FEW WAY	630 AVENUE C	BAYONNE, NJ 07002
790	1.01		BYNNE RDVLPRS RSDNTL UR BLOCK 780	155 GOLDSBOROUGH DRIVE	32 CROSS ST, STE 301	LAKEWOOD, NJ 08701
800	1		CITY OF BAYONNE	P@ BAY	630 AVENUE C	BAYONNE, NJ 07002
801	1		CITY OF BAYONNE	P@ BAY	630 AVENUE C	BAYONNE, NJ 07002
803	1		CL CITYVIEW/VERBENA/RS URB RENEWLLC	301 CONSTITUTION AVE	1 EXECUTIVES BLVD #204	SUFFERN, NY 10901
815	1		CL CITYVIEW/VERBENA/RS URB RENEWLLC	300-302 CONSTITUTION AVE	1 EXECUTIVE BLVD #204	SUFFERN, NY 10901

City of Bayonne - Map

Buffer Report



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

Reference Information

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80 Park Plaza
Newark, NJ 07102

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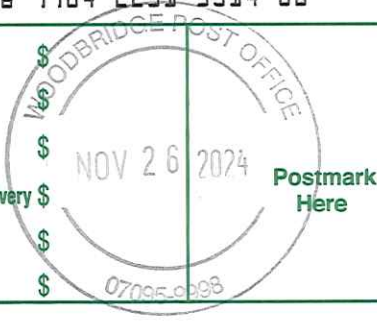
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Verizon Telephone
540 Broad Street
Newark, NJ 07102

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

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Mahalaxmi Flagship LLC
1 Flagship St., STE 100
Bayonne, NJ 07002

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Gauri Shankar Flagship, LLC
2449 Kennedy Blvd.
Jersey City, NJ 07304

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Devi Mata Flagship LLC et al
2449 Kennedy Boulevard
Jersey City, NJ 07304

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Malakshmi Goldsborough, LLC
2449 Kennedy Boulevard
Jersey City, NJ 07304

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Jai Ma Bayonne, LLC
2449 Kennedy Blvd.
Jersey City, NJ 07304

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Ma Vasundhara Niwas, LLC
2449 Kennedy Boulevard
Jersey City, NJ 07304

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Sent to:

Ma Durga Chosin LLC
1 Flagship St., STE 517
Bayonne, NJ 07002

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Certified Mail Restricted Delivery	\$		
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Sent to:

Om Vaishnavi Gold, LLC
2449 Kennedy Boulevard
Jersey City, NJ 07304


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Certified Mail Restricted Delivery	\$		
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City of Bayonne
630 Avenue C
Bayonne, NJ 07002

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Postage	\$		
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Sent to:

Ma Durga Chosin, LLC
1 Flagship St., STW 100
Bayonne, NJ 07002

Reference Information

Steven J. Tripp
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Postage	\$		
Total Postage and Fees	\$		

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City of Bayonne & PA of NY & NJ
630 Ave. C
Bayonne, NJ 07002

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Sent to:

225 Chosin Few Way Urban Ren. LLC
515 Marin Blvd.
Jersey City, NJ 07302

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Steven J. Tripp
182036.001

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Postage \$
Total Postage and Fees \$



Sent to:

Bayonne Redevelopers Urban Renewal
c/o Costco.
999 Lake Dr.
Issaquah, WA 98027

Reference Information

Steven J. Tripp
182036.001

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Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

Bayonne Block 721 Commercial Condo
80 S Jefferson Rd., STE 202
Whippany, NJ 07981

Reference Information

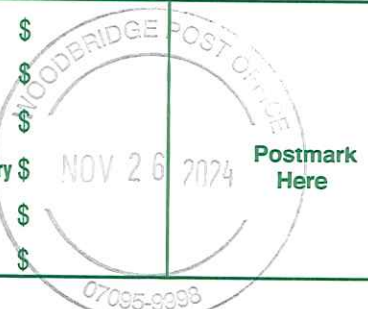
Steven J. Tripp
182036.001

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USPS® ARTICLE NUMBER

9414 7266 9904 2231 3519 56

Certified Mail Fee \$
Return Receipt (Hardcopy) \$
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

Bayonne Redevelopers UR BLK 720,
LLC
3161 Michelson Dr. #600
Irvine, CA 92612

Reference Information

Steven J. Tripp
182036.001

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Certified Mail Fee \$
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Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

Bayonne Redevelopers UR BLK 720,
LLC
80 S Jefferson Rd., STE 202
Whippany, NJ 07981

Reference Information

Steven J. Tripp
182036.001

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Total Postage and Fees \$



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BLOCK 780
32 Cross St., STE 301
Lakewood, NJ 08701

Reference Information

Steven J. Tripp
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Total Postage and Fees \$



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CL CITYVIEW/VERBENA/RS URB
RENEWALLC
1 Executives Blvd #204
Suffern, NY 10901

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Certified Mail Fee	\$	
Return Receipt (Hardcopy)	\$	
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent to:

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

[Reference Information](#)

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Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent to: State Planning Commission
c/o NJ Office of Planning Advocacy
NJ Business Action Center
NJ Department of State
255 West State Street, 3rd Floor
PO Box 820
Trenton NJ 08625-0820

[Reference Information](#)

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Return Receipt (Hardcopy)	\$	
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Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent to:

Commissioner
New Jersey Department of Transportatic
1035 Parkway Ave.
P.O. Box 600
Trenton, NJ 08625

[Reference Information](#)


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9414 7266 9904 2186 9652 53

Certified Mail Fee	\$	
Return Receipt (Hardcopy)	\$	
Return Receipt (Electronic)	\$	
Certified Mail Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent to:

State Planning Commission
c/o NJ Office of Planning Advocacy
NJ Business Action Center
NJ Department of State
255 West State Street, 3rd Floor
PO Box 820
Trenton, NJ 08625-0820

[Reference Information](#)

Steven J. Tripp, Esq.
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