

AFFIDAVIT OF PUBLICATION

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STATE OF WISCONSIN
Brown County

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NJM northjersey.com 09/01/2026
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Linda A. Turt
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Kongmeng Yang
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9/3/26
My commission expires

KONGMENG YANG
Notary Public
State of Wisconsin

**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, 0.68 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.

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