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Exhibit - A-19
All Clean Laundromat
LLC
Z-25-009
(03/20/2026-ald)

Agency:

Cecinini Law Group LLC
1081 Avenue C
Bayonne NJ 07002
Acct: 1498370

Client:

Jamie Cecinini Law Group LLC
Cecinini Law Group LLC
1081 Avenue C
Bayonne NJ 07002
Acct: 1498370

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12420960	LEGAL NOTICE FOR PUBLICATION PLEASE TAKE NOTICE that R SQUARED PROP. MGMT. LLC (	1 x 75.00 x 2	\$0.44	\$63.00
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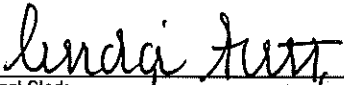
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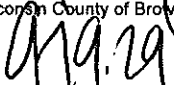
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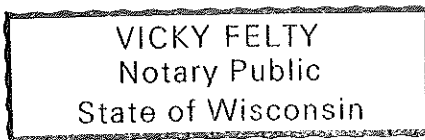
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My commission expires 09.29



LEGAL NOTICE FOR PUBLICATION

PLEASE TAKE NOTICE that R SQUARED PROP. MGMT. LLC (the "Applicant") has filed an application bearing Application Number Z-25-009 with the Zoning Board of Adjustment of the City of Bayonne regarding the real property located at 159 West 31st Street, Block 150, Lot(s) 16 on the Tax Map of the City of Bayonne (the "Property"). The aforementioned application seeks the following relief:

The Property is an existing commercial mixed-use structure in the R-2 zone. As it stands today, there are three residential units and one commercial unit which is a Laundromat. Applicant seeks to eliminate one of the residential units, and expand the existing Laundromat space so it includes the prior unit's floor space. The Laundromat is a pre-existing non-conforming use in this zone. Applicant seeks a variance for expansion of this pre-existing non-conforming use. Any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing or hearing of this application will also be sought.

A public hearing for this application is scheduled for Monday, July 20th, 2026 at 6:00p.m. at Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey before the Zoning Board of Adjustment. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Zoning Board of Adjustment. All maps and documents related to this application are on file in the City of Bayonne Division/Office of Planning and/or Zoning and are available for inspection during regular municipal business hours at 630 Avenue C, Bayonne, New Jersey. They may also be available electronically either on the City of Bayonne Division/Office of Planning and/or Zoning website or by calling or e-mailing the City of Bayonne Division/Office of Planning and/or Zoning.

June 20 2026

LNYS0541168

\$33.00