

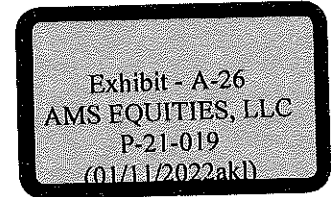
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December 27, 2021



VIA EMAIL (alolsonczy@baynj.org) and UPS

City of Bayonne
Planning Board
630 Avenue C
Bayonne, NJ 07002
Attn: Alicia K. Losonczy, Board Secretary

**RE: Application #P-21-019 - Preliminary and Final Major Site Plan and Minor Subdivision Approval (the "Application")
AMS Equities, LLC (the "Applicant")
Block 458, Lots 1.02 and 1.03; Block 467, Lot 23; Block 234, Lot 8.01 (the "Property")**

Dear Ms. Losonczy:

As you are aware, this office represents the Applicant in connection with the Application for the Property. The submitted plans include proposed signage that may not be in compliance with the redevelopment plan. We hereby remove those signs from consideration as part of the hearing on January 11, 2022. The Applicant will either submit a compliant sign package as a condition of approval (should the Board act favorably on the Application) or seek approval for non-compliant signage in the future.

Also, it appears that the proposed den design does not comply with the redevelopment plan. The Applicant will be submitting an exhibit prior to the hearing showing a revised den layout that will comply with the redevelopment plan.

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Ms. Losonczy
December 27, 2021
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Kindly distribute the this letter to Board members along with the other Application materials, include this letter as part of the Planning Board's hard-copy file for the Application, and post it as an exhibit to the City website when exhibits for the Application are posted online.

Feel free to contact me if you have any questions.

Very truly yours,

Michael Miceli

Michael Miceli, Esq.
Attorney for Applicant

MM/slo

cc: Rob Russo, P.E., Board Engineer (via email RRusso@cmeusa1.com)
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