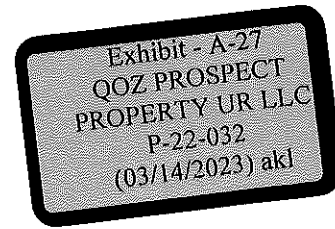


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Notice Content

NOTICE OF PUBLIC HEARING CITY OF BAYONNE PLANNING BOARD PLEASE TAKE NOTICE that the City of Bayonne Planning Board (the "Board") will hold a public hearing on March 14, 2023, at 6:00 p.m. at Bayonne City Hall, Dorothy E. Harrington Municipal Council Chambers, 630 Avenue C, Bayonne, New Jersey, to review and take formal action upon an application for preliminary and final major site plan approval and bulk variance and/or design exception/waiver relief (the "Application") by QOZ Prospect Property Urban Renewal, LLC (the "Applicant") with respect to property having a street address of 33 Prospect Avenue (formerly 27-31, 33-39 and 41 Prospect Avenue), which is designated as Block 455, Lot 1.01 (formerly Lots 1, 2, and 3) on the City of Bayonne Tax Duplicate (the "Property"). The Property is subject to a redevelopment plan entitled "Redevelopment Plan, Madison Hill II, Block 455, Lots 1, 2, & 3," which permits multi-family residential buildings. The Board previously granted preliminary and final major site plan approval under Application #P-18-025 to construct a six-story multi-family residential building containing 76 units and 77 parking spaces, along with building amenities and various other site improvements (the "First Approval"). After the First Approval, the Applicant received amended site plan approval under Application #P-19-044 to construct a six-story multi-family residential building containing 85 residential units and 89 parking spaces, along with building amenities and other site improvements (the "Second Approval"). The Applicant now seeks preliminary and final major site approval amending the Second Approval to construct a six-story multi-family residential building, containing 85 residential units and 85 parking spaces in an enclosed parking garage, along with building amenities, amenity terracing, rooftop terracing and rooftop structures, and other site improvements. The Application requires bulk variance and/or design exception/waiver relief from the following Redevelopment Plan requirements: (i) Minimum Drive Aisle Width (22 feet is required; 20 feet is proposed); and (ii) Maximum Curb Cut Width (20 feet is permitted; 40 feet is proposed). In addition, Applicant seeks any and all exceptions, waivers, variances, interpretations 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 hearing 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, objections, or testimony that they may have to the Application. Interested parties may also retain expert witnesses to present any questions, comments, objections, or testimony regarding 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 aforementioned Application and

supporting materials by contacting Board Secretary Alicia Losonczy by: (a) email at 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's 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 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 or (b) telephone at 201-858-6182 during normal business hours. Michael Miceli, Esq. Prime & Tuvel 1 University Plaza Drive, Ste. 500 Hackensack, New Jersey 07601 Phone: (201) 883-1010 Email: mike@primelaw.com Attorneys for QOZ Prospect Property Urban Renewal, LLC 03/03/23 \$133.19

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