

The Star-Ledger, Newark

The Star-Ledger

Publication Name:
The Star-Ledger, Newark

Publication URL:
www.nj.com/starledger

Publication City and State:
Newark , NJ

Publication County:
Essex



Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:
202502260854004278785
2562799286

Notice URL:

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Notice Publish Date:

Wednesday, February 19, 2025

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 11, 2025, at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for Preliminary and Final Major Site Plan approval (the "Application") by John & Maryan, LLC (the "Applicant") with respect to property having a street address of 455-461 Avenue C, Bayonne, New Jersey 07002, which is designated as Block 219, Lot 24.01 on the City of Bayonne Tax Duplicate (collectively, the "Property"). The Property is subject to a redevelopment plan, which permits mixed-use (multifamily residential and retail/commercial) buildings. The Applicant seeks Preliminary and Final Major Site Plan approval to construct a 6-story mixed-use (multifamily residential and retail/ commercial) building consisting of 63 residential units; 71 parking spaces (utilizing a mechanical/stacked parking system); approximately 779 sq. ft. of building amenities; mail and package areas; common roof decks; and approximately 1,406 sq. ft. of retail/commercial space. The Application also proposes various other improvements including, but not limited to, streetscape improvements; lighting; green roof; stormwater detention system; signage; bicycle parking; and all other improvements shown on the filed plans. The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, de minimis exceptions to the State of New Jersey Residential Site Improvement Standards, interpretations, continuations of any pre-existing non-conforming conditions, modifications of 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) and as may be determined to be necessary during the review and processing 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 at <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 two (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 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 & Miceli 1 Evertrust Plaza, Suite 1202 Jersey City, New Jersey 07302 Phone: (201) 399-0137 Email: mike@primelaw.com Attorneys for John & Maryan, LLC
2/19/25 \$200.25

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The Record, Hackensack

Publication Logo
Unavailable

Publication Name:

The Record, Hackensack

Publication URL:

Publication City and State:

Hackensack , NJ

Publication County:

Bergen

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:

202502260853312368291**2562799286**

Notice URL:

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The Times, Trenton

Publication Name:
The Times, Trenton

Publication URL:

Publication City and State:
Trenton , NJ

Publication County:
Mercer

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:
202502260852320538482
2562799286

Notice URL:

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Notice Publish Date:

Tuesday, February 25, 2025

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 11, 2025, at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for Preliminary and Final Major Site Plan approval (the "Application") by John & Maryan, LLC (the "Applicant") with respect to property having a street address of 455-461 Avenue C, Bayonne, New Jersey 07002, which is designated as Block 219, Lot 24.01 on the City of Bayonne Tax Duplicate (collectively, the "Property"). The Property is subject to a redevelopment plan, which permits mixed-use (multifamily residential and retail/commercial) buildings. The Applicant seeks Preliminary and Final Major Site Plan approval to construct a 6-story mixed-use (multifamily residential and retail/ commercial) building consisting of 63 residential units; 71 parking spaces (utilizing a mechanical/stacked parking system); approximately 779 sq. ft. of building amenities; mail and package areas; common roof decks; and approximately 1,406 sq. ft. of retail/commercial space. The Application also proposes various other improvements including, but not limited to, streetscape improvements; lighting; green roof; stormwater detention system; signage; bicycle parking; and all other improvements shown on the filed plans. The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, de minimis exceptions to the State of New Jersey Residential Site Improvement Standards, interpretations, continuations of any pre-existing non-conforming conditions, modifications of 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) and as may be determined to be necessary during the review and processing 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 at <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

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