

PRIME TUVEL & MICELI

ATTORNEYS AT LAW

January 7, 2025

VIA EMAIL

City of Bayonne – Division of Planning & Zoning
630 Avenue C
Bayonne, New Jersey 07002
Attn: Alicia K. Losonczy, Planning Board Administrator

Re: 26 North Avenue Urban Renewal LLC (the “Applicant”)
26 North Street, Bayonne, New Jersey 07002
Block 297, Lot 3 (the “Property”)
Planning Board No.: P-24-103 (the “Application”)
Waiver of Site Plan Submission Requirement

Dear Ms. Losonczy:

As you are aware, this office represents the applicant with regard to the above referenced Application. A hearing is currently scheduled for Preliminary and Major Site Plan approval on January 14, 2025 (the “Hearing”). The Applicant respectfully requests a submission waiver for the following items identified in the redevelopment plan:

- 1) Section 6(b): A recycling and refuse plan, showing the operations, manuals, pickup, and estimated trash volume; and
- 2) Section 9: The redeveloper shall submit a preliminary construction staging statement as part of its site plan submission to the Planning Board.

Please accept this letter as Applicant’s written justification for a waiver of the two (2) aforementioned site plan submission requirements. Applicant submits that this request is justified as these matters are not directly related to site plan and instead, Applicant is prepared to address Number 1 through its resolution compliance requirements; and Number 2 during the preconstruction meeting between the Applicant and City professionals. To the extent necessary, Applicant’s professionals will provide testimony at the Hearing.

Should you have any questions or require any further information, please do not hesitate to contact our office.

Very truly yours,

Michael Miceli

Michael Miceli
Attorney for Applicant

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