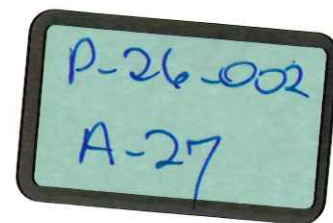


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CITY OF BAYONNE PLANNING BOARD MUNICIPAL BUILDING 630 AVENUE C BAYONNE, NEW JERSEY 07002 NOTICE TO PROPERTY OWNERS AND OTHERS ENTITLED TO SERVICE PLEASE BE ADVISED, that an application has been filed with the City of Bayonne Planning Board on behalf of Peninsula View Urban Renewal, LLC ("Applicant"), Application No. P-26-002, seeking amended preliminary and final site plan approval with ancillary "c" variance approval for the redevelopment of property located at 75-87 East 31st Street, Block 411 Lot 2.01 on the Tax Map of the City of Bayonne. Prior approvals for this development include the Peninsula View Redevelopment Plan of the City of Bayonne and the General Development Plan adopted on September 11, 2018 pursuant to Resolution P-18-012. This application is seeking Preliminary and Final Site Plan approval pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50 to develop the site with a one hundred sixty-five (165) unit multi-family residential building with associated parking and amenities for the residents including a lounge, theater, fitness center, game room, co-working space, and outdoor amenity deck. The Applicant also seeks variance relief pursuant to N.J.S.A. 40:55D-70(c) to allow: 1) a maximum retaining wall height of 7.8 feet where 4 feet is required and, 2) the parking to not be screened where screening is required. Additionally, Applicant seeks the following deviations from the Redevelopment Plan: maximum curb cuts on East 31st Street permitted is one (1) and Applicant is seeking two (2); vehicular access to parking structures is to be from 31st Street and/or Rt 440, Applicant is seeking to allow access from 31st Street and 32nd Street; off-street parking is to be provided in a parking structure where Applicant is proposing two (2) parking spaces at grade; and the requirement that all buildings must provide a main entrance onto a public street, the proposed building does not comply. Applicant also seeks two (2) design exceptions to allow zero street trees where 9 are required and to allow the maximum illumination be 5.4 FC along East 31st Street where 1 FC is required. The Applicant may also apply for such bulk variance relief, exceptions, interpretations, waivers, permits, approvals, or licenses that are deemed necessary or appropriate by the Applicant or the Board, and which may arise during the course of the hearing process, and in such cases deem the application amended as necessary. This application is now on the calendar for the Planning Board of the City of Bayonne. The public hearing has been set for Tuesday, July 14, 2026, at 6:00 p.m. in the Council Chambers, City Hall, 630 Avenue C, Bayonne, New Jersey 07002. When this case is called you may either appear in person or by an attorney for the purpose of being heard with respect to this application. All documents and plans for the Applicant are on file with the Planning Board Secretary in the City of Bayonne Municipal Building and are available for public inspection during normal business hours. Contact Alicia Losonczy, Board Secretary, during regular business hours at (201) 858-6182 or ALosonczy@baynj.org with any questions or to access to the application package. Instructions for Public Participation in the meeting are also available on the city website:

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