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[Back](#)

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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 May 9, 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 relief (the "Application") by 197 Ave. E Urban Renewal LLC (the "Applicant") with respect to property having a street address of 197 Avenue E, which is designated as Block 221, Lot 12.01 on the City of Bayonne Tax Duplicate (the "Property"). The Property is subject to a redevelopment plan entitled "Villa Nova Redevelopment Plan" (the "Redevelopment Plan"). The Applicant seeks preliminary and final major site approval to construct a mixed-use (multi-family residential and convenience retail/commercial) building standing 130 feet in height (to the building roof) and containing eleven habitable stories and several floors of parking. The building will consist of 250 residential units, 250 parking spaces, and approximately 682 square feet of ground-floor convenience retail/commercial space, along with building amenities, amenity terracing, rooftop terracing and rooftop structures, and other site improvements as shown on the filed plans. The Applicant further seeks bulk variance and/or design exception relief from the Redevelopment Plan, including: (i) Minimum lot width less than required (150 feet required; 120.35 feet existing; no change proposed); and (ii) Maximum lot coverage greater than permitted (90% permitted; 98.3% proposed). The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, 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 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 1 University Plaza Drive, Ste. 500 Hackensack, New Jersey 07601 Phone: (201) 883-1010 Email: mike@primelaw.com Attorneys for 197 Ave. E Urban Renewal LLC 04/26/23 \$341.03

[Back](#)