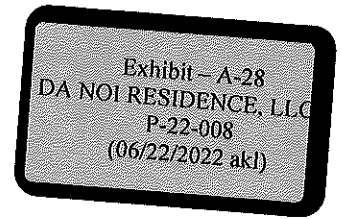


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Notice Content

NOTICE OF PUBLIC HEARING CITY OF BAYONNE PLANNING BOARD PLEASE TAKE NOTICE that the City of Bayonne Planning Board (the "Board") will hold an in-person public hearing on October 11, 2022 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 Da Noi Residence Urban Renewal, LLC (formerly Da Noi Residence, LLC) (the "Applicant") with respect to property having street addresses of 1099 Avenue C, 1101 Avenue C, 1103-1105 Avenue C, 66 West 54th Street, and 68 West 54th Street, Bayonne, New Jersey 07002 which are designated as Block 34, Lots 26, 27, 28, 29, and 30 on the City of Bayonne Tax Duplicate (the "Property"). The Property is subject to a redevelopment plan, which permits mixed-use (multi-family residential and commercial) buildings. The Applicant will demolish existing structures located on the Property and seeks preliminary and final major site plan approval to construct a 6-story, mixed-used (multi-family residential and commercial) building that will contain 47 residential units, approximately 1,695 square feet of ground floor retail/commercial space, and 59 parking spaces (including tandem parking spaces) on the Property. The building will also include lighting, rooftop amenities, outdoor terraces, an exercise center, streetscape improvements, and all other improvements shown on the filed plans. Applicant further seeks any and all exceptions, waivers, variances, interpretations, continuations of existing nonconforming conditions, 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 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, or objections that they may have to 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 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. 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 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 50 Harrison Street, PH #511 Hoboken, New Jersey 07030 Phone: (201) 883-1010 Email: mike@primelaw.com Attorneys for Da Noi Residence Urban Renewal, LLC 09/30/22 \$117.25

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