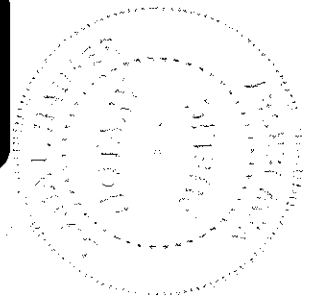


State of New Jersey,) ss  
County of Union)

Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):  
Jersey Journal 05/04/2021

Mary C. Taylor  
Principal Clerk of the Publisher

2-20-006  
EXHIBIT A-29



Sworn to and subscribed before me this 5th day of May 2021

[Signature]

DIANA L. HAUSER  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50136252  
My Commission Expires 09/09/2025

Notary Public

NOTICE OF PUBLIC  
(VIRTUAL/REMOTE) MEETING  
CITY OF BAYONNE  
ZONING BOARD OF ADJUSTMENT

PLEASE TAKE NOTICE that the City of Bayonne Zoning Board of Adjustment (the "Board") will hold a public (virtual/remote) hearing at its meeting on May 17, 2021 at 6:00 p.m. to review and take formal action on an application for a (d)(1) use variance, preliminary and final major site plan approval and bulk "c" variance and/or design exception approvals (the "Application") by US Masters Residential Property Fund (USA), (the "Applicant") with respect to property having a street address of 126 West 16th Street, Bayonne, New Jersey 07002, which is designated as Block 244, Lot 26 on the City of Bayonne Tax Duplicate (the "Property"). The Property is located in the R-2 Detached/Attached Residential Zone, which permits 1-family and 2-family dwellings but does not permit 3-family dwellings. The Property currently contains an existing 3½-story, 2-family residential dwelling.

The Applicant seeks site plan and (d)(1) use variance approvals to convert the existing 2-family residential dwelling to a 3-family residential dwelling. The Applicant seeks approval to renovate and restore the 3rd floor (the uppermost ½ story) of the existing residential dwelling for use as a 1-bedroom residential unit with approximately 870 square feet. The Applicant also seeks approval to install an exterior trash enclosure as depicted on the filed plans. The 1st floor residential unit (a 3-bedroom unit with approximately 1,200 square feet) and 2nd floor residential unit (a 3-bedroom unit with approximately 1,400 square feet) are fully renovated, and no changes are proposed to these units. The Property provides 2 parking spaces (1 space in the existing garage and 1 space in the existing driveway). Subject to the requirements of the City Code, the Applicant may seek approval of a parking space in front of the existing driveway. The Applicant seeks approval of all other improvements shown on the filed plans.

The Applicant also seeks bulk "c" variance and/or design exception approvals for the following: minimum number of parking spaces less than required (minimum of 4 parking spaces required, 2 parking spaces provided);

minimum parking space size less than required (minimum parking space size of 9 feet by 18 feet and/or 10 feet by 20 feet required, existing garage parking space of 8.66 feet by 20 feet to remain); number of stacked parking spaces from garage to street line greater than permitted (2 stacked cars permitted, 3 stacked cars proposed if parking in front of the existing driveway is counted toward the stacking calculation); minimum lot frontage less than required (minimum of 30 feet of lot frontage required, 25 feet of existing lot frontage to remain); minimum lot width less than required (minimum of 30 feet of lot width required, 25 feet of existing lot width to remain); minimum side yard setbacks less than required (minimum of 3-foot side yard setback required for one side yard and 6-foot combined side yard setback required, existing 0-foot side yard setback and 1.2-foot combined side yard setback to remain); maximum lot coverage greater than permitted (maximum lot coverage of 70 percent permitted, existing lot coverage to remain); maximum number of stories greater than permitted (maximum of 2½-stories permitted, existing 3½-stories to remain); and maximum height of fencing in side and rear yards greater than permitted (maximum height of fencing of 6 feet permitted, existing fencing to remain).

In addition to the approvals set forth above, Applicant seeks all exceptions, waivers, variances, interpretations, and other approvals as reflected on the filed plans (as some 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.

In line with the directives of the State of New Jersey issued in connection with the ongoing COVID-19 emergency, the Board has implemented protocols whereby the public will be able to view and hear the meeting on television and/or computer and to participate through telephone call-in and/or through virtual/remote communication. In-person attendance at City Hall is not permitted.

The meeting will be televised on FIOS' Local Government Channel 42 and on Altice Optimum's Local Government Channel 78, as well as live-streamed through a remote, on-line webinar-type service.

You may participate and ask questions or testify virtually/remotely through the live-stream webinar service with use of a computer or other device. To participate in this manner, you must first register by navigating to the following link:

<http://Tetherview.com/Bayonne-ZB>

This link will allow you to register for and participate in the meeting. The link will lead to a web page with a listing of Board meetings and each meeting will have a link next to its date labeled "Register." Click on the link for the meeting that you wish to attend and register your information to attend and participate in the Board meeting.

When available, you may also register from the City's website by going to the home page at <https://www.bayonnemj.org/>. From that page, click on the tab entitled "Calendar" and navigate to the Calendar date of the meeting that you wish to attend and click on the link for that meeting date. A pop-up window will appear, and you may then click on the Tetherview registration link set forth therein. This link will allow you to register for and participate in the meeting. The link will lead to a web page with a listing of Board meetings and each meeting will have a link next to its date labeled "Register." Click on the link for the meeting that you wish to attend and register your information to attend and participate in the Board meeting.

If you are unable to register for or log in to the meeting, please contact Board Secretary Alicia Losonczy for assistance by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours or during the meeting, as applicable.

While using the webinar service, you will be placed on mute until it is your turn to ask questions or testify. It is necessary for you to remotely "raise your hand" to be called upon, by clicking on the hand icon on your computer screen. The webinar service will also allow you to submit written questions or comments during the course of the meeting.

If you are (a) watching the meeting on television or (b) viewing it through the webinar service but do not wish to participate through the webinar service, you may ask questions and/or testify by telephone during the meet-

ing, by calling Alicia Losonczy at 201-858-6182 or by calling such other person and/or such other number as may be announced during the meeting.

If you lack the resources or technological know-how to access/participate in the meeting as set forth above, you may contact Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours or during the meeting, as applicable, for assistance or to obtain conference call information that will allow you to dial-in by telephone to listen, ask questions, and/or testify.

When this case is called, interested parties may appear at the hearing through the protocols listed above, either themselves or by attorney, and present any questions, comments, or objections which 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 meeting, the Application and supporting materials (including maps, documents, and plans) will be on file 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. You may arrange inspection of same by contacting Board Secretary Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours.

In addition, at least 10 days before the meeting, 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:

- a. Navigate to the home page with this link: <https://www.bayonnenj.org/>
- b. Scroll down the page and click on the tab entitled "ZBA Exhibits"
- c. Scroll to the area on the page that has the Board meeting date and click on the applicable links to access the Application and supporting materials for this Application

Applicant's exhibits that are expected to be relied upon during the public hearing will be available for inspection at least 2 days before the public hearing at the web pages set forth above and/or by arranging inspection of same by contacting Alicia Losonczy by (a) email at [alosonczy@baynj.org](mailto:alosonczy@baynj.org) or (b) telephone at 201-858-6182 during normal business hours.

To the extent that they are available before the hearing, reports of Board professionals will also be available for public inspection at the web page set forth above and/or by contacting Alicia Losonczy as set forth above.

US Masters Residential Property Fund (USA), Applicant  
By: Michael Miceli, Esq.  
Weiner Law Group LLP  
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Parsippany, New Jersey 07054