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STATE OF WISCONSIN
Brown County

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NJM northjersey.com 10/02/2026
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linda Hutt
Legal Clerk

Notary Public State of Wisconsin County of Brown

9.19.29
My commission expires

VICKY FELTY
Notary Public
State of Wisconsin

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 Tuesday, October 13, 2026, 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 John & Maryan, LLC (the "Applicant") with respect to property having a street address 1012-1022 Avenue C & 53-57 West 48th Street, Bayonne, New Jersey, which is designated as Block 64, Lots 2 & 3 on the City of Bayonne Tax Duplicate (collectively, the "Property"). The Property is subject to a redevelopment plan, which permits multifamily residential buildings.

The Applicant seeks Preliminary and Final Major Site Plan approval to construct a five-story multi-family residential building containing 40 residential units; 40 parking spaces (utilizing a combination of traditional garage parking spaces and a mechanical parking system); 28 bike storage spaces; approximately 2,985 square feet of green roof space; an approximately 965 square foot roof terrace and an approximately 3,635 square foot cool roof and various other improvements shown on the filed plans.

The Applicant also seeks any and all deviations, exceptions, design waivers/exceptions, submission waivers, variances, de minimis exceptions to the State of New Jersey Residential Site Improvement Standards, 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, prior to 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.

Prior to 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.

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