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**Notice Content**

NOTICE OF SPECIAL MEETING AND PUBLIC HEARING CITY OF BAYONNE PLANNING BOARD PLEASE TAKE NOTICE that the City of Bayonne (the "City") Planning Board (the "Board") will hold a public hearing at a special meeting on October 2, 2023, at 6:00 p.m. in the Alexander X. O'Connor Auditorium of Bayonne High School, accessed via Door 5, which is located at 669 Avenue A, Bayonne, New Jersey 07002, to review and take formal action upon an application for Amended Preliminary and Final Major Site Plan approval, Amended Preliminary Major Site Plan approval, Final Major Site Plan approval, Minor Subdivision approval and bulk variance and/or design waiver/exception relief (the "Application") by Bayview JV, LLC (the "Applicant") with respect to property having street addresses of 147-157, 159-161, and 175 Avenue A, West 5th Street and Avenue A, Avenue A and North Street, and Avenue A and Newark Bay, Bayonne, New Jersey 07002 which are designated as Block 300.01, Lots 1, 2 and 3; Block 301.03 Lots 1.02, 2 and 3 and Block 511, Lot 1 on the City of Bayonne Tax Duplicate (the "Property"). Block 300.01, Lots 1, 2 and 3; Block 301.03 Lots 2 and 3 and Block 511, Lot 1 (the "Bayview Property") are subject to a redevelopment plan entitled "Bayview Redevelopment Plan" (the "Redevelopment Plan"). Block 301.03, Lot 1.02 is located in the C-2 Community Commercial District. The Bayview Property previously received Preliminary and Final Major Subdivision approval, which is not being altered or amended as part of this Application, to create eight new lots, consisting of five development lots (to be known as Lots 3.01, 3.02, 3.03, 3.04 and 3.05, upon perfection) (the "Development Lots") and three publicly accessible common lots (to be known as Lots 3.06, 3.07 and 1.01, upon perfection). The Bayview Property also previously received Preliminary and Final Major Site Plan approval, with the exception of Lot 3.04 which received only Preliminary Major Site Plan approval, for a mixed-use development (pursuant to a density bonus) consisting of 1,100 residential units and approximately 40,000 square feet of retail/commercial and restaurant space within four separate buildings on Development Lot 3.02 (8-story mixed use building containing 182 residential units); Development Lot 3.03 (12-story mixed-use building containing 415 residential units); Development Lot 3.04 (12-story mixed-use building containing 303 residential units which received Preliminary Major Site Plan approval only) and Development Lot 3.05 (8-story mixed use building containing 200 residential units) (the "2021 Bayview Site Plan Approval"). The 2021 Bayview Site Plan Approval also included improvements to the existing approximately 14,278 SF fitness center to remain on Development Lot 3.01; a total of 1,596 parking spaces including 163 publicly-available parking spaces; a new street/road (including a crossing over the existing Conrail tracks on the Property) and internal drive aisles; publicly-accessible lands which including but are not limited to a waterfront park, waterfront walkway, an amphitheater area, a waterfront pier; and associated site improvements including but not limited to lighting, light pole fixtures, landscaping, streetscape improvements, traffic improvements, stormwater management improvements, utility services, building signs, roadway signs, directory signs, and all other improvements shown on

the approved plans. In this Application for Amended Preliminary and Final Major Site Plan approval, Applicant seeks approval of modifications to site layout and modifications to architectural features to the building on Development Lot 3.04 including but not limited to: Construction of a traffic signal at the intersection of the new access point to be located along Avenue A. Additional access point to connect Block 301.03, Lot 1.02 to the street/road approved as part of the 2021 Bayview Site Plan Approval. Modifications to the shape of the waterfront pier in accordance with NJDEP regulations. The pier remains at the previously approved square footage of approximately 1,700 SF. Site layout modifications to accommodate architectural revisions to Building B4 on Development Lot 3.04. Modifications to the 12-story Building B4 on Development Lot 3.04 including but not limited to: o Relocated garage entry o Relocated residential and retail loading area o Relocated residential lobby o Expanded retail frontage and area increased from approximately 4,780 SF to approximately 5,031 SF o Restaurant area increased from approximately 18,105 SF to approximately 18,822 SF o Bike storage relocated to ground floor o Relocated utility rooms o Relocated residential amenities o The unit mix is adjusted to 13% Studios, 44% 1 BR, 40% 2 BR and 3% 3 BR. o Parking spaces increased from 396 to 406 in the garage, bringing the total parking spaces to 1,606 spaces. Additional site layout modifications as required by the Resolution memorializing the 2021 Bayview Site Plan Approval. The Applicant further seeks Minor Subdivision approval for Block 301.03, Lots 1.02, 2 and 3. In this application for Minor Subdivision approval, Applicant is relocating lots lines which results in portions of Lots 2 and 3 becoming part of existing Lot 1.02. No additional lots are being created as a result of this Minor Subdivision. As part of the Minor Subdivision approval, Applicant seeks bulk variances from the City of Bayonne Code 35-5.9(e)(4) to permit a 12 foot rear setback, whereas a 20 foot rear setback is required and a 0 foot rear setback exists. The Applicant further seeks Amended Preliminary and Final Major Site Plan approval for Block 301.03, Lot 1.02. In 2016, Block 301.03, Lot 1.02 received Preliminary and Final Major Site Plan approval, with associated bulk variance and design waiver/exception relief for an approximately 12,000 square foot multi-tenant commercial building. This Application for Amended Preliminary and Final Major Site Plan approval seeks to reconfigure access driveways and the parking area, including the closure of one of the existing access points along Avenue A, a newly-proposed access point to connect to the street/road approved as part of the 2021 Bayview Site Plan Approval, and the addition of 2 parking spaces, where 40 spaces are required, 44 exist and 46 are proposed. As part of the Application, Applicant seeks bulk variances from the City of Bayonne Code 35-17.5(a), to permit a driveway curb cut of 22-foot width whereas a maximum 10 foot width is permitted; and from 35-17.5(a), which permits only one driveway curb cut per lot, whereas two exist on Lot 1.02 and Applicant is relocating the second driveway. As part of the Application, Applicant seeks (a) an extended zoning protection for a period of twenty (20) years and (b) modifications to the previously approved phasing plan for the Bayview Property. Additionally, Applicant is requesting a one-year extension of above-described Preliminary and Final Major Subdivision approval granted in 2021, which has not yet been perfected. The Applicant also seeks any additional deviations, exceptions, design waivers, 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](mailto: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 two (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](mailto: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](mailto: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](mailto:mike@primelaw.com) Attorneys for Bayview JV, LLC 09/22/23 \$206.99

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