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November 19, 2021

**VIA HAND DELIVERY**

Alicia K. Losonczy, Planning Board Secretary  
Division of Planning and Zoning  
Bayonne City Hall  
630 Avenue C  
Bayonne, NJ 07002

**RECEIVED**  
NOV 19 2021

BY: *CSG*.....

Re: Atlantic Cement Realty, LLC  
Applications for Preliminary and Final Major Site Plan Approval  
Block 481, Lots 5.02 and 5.04

Dear Ms. Losonczy:

This office represents Atlantic Cement Realty, LLC (“Applicant”), which is seeking site plan approval with variance relief for a two-phased development on properties designated as Block 481, Lots 5.02 and 5.04 as well as the Commerce Street right-of-way (riparian area) on the Tax Maps of the City of Bayonne (the “Property”).

More specifically, the Applicant proposes to demolish the existing one-story concrete block building located on Block 481, Lot 5.02 along with associated improvements and retain eight existing silos located thereon. The Applicant is requesting preliminary and final site plan approval for Phase I of its development proposal. The Phase I development will consist of construction of a two-story, 13,016 square foot warehouse building, inclusive of 1,538 square feet of office space (to be located on the first floor) and 3,000 square feet of gallery/office space (to be located on the second floor) and a roof terrace, along with associated improvements on Block 481, Lot 5.02, a boat ramp extending from Block 481, Lot 5.02 into Block 481, Lot 5.04 as well as construction of a mooring device within the Commerce Street right-of-way (riparian area). The Applicant is seeking preliminary site plan approval for the Phase II development, which will consist of the construction of a 185 foot tall silo on Block 481, Lot 5.02.

On behalf of the Applicant, kindly accept the following for filing with the City of Bayonne Planning Board (the “Planning Board”):

- One (1) Completed Application Form for Preliminary and Final Site Plan Approval with attachment, including Statement of the Applicant and Ten Percent Applicant Disclosure in accordance with N.J.S.A. 40:55D-48.1 and -48.2.

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- One (1) Draft Legal Notice. ✓
- Four (4) copies of Preliminary and Final Site Plan Set, prepared by SR3 Engineers, consisting of fourteen (14) pages, dated November 10, 2021. ✓
- Four (4) Boundary, Topographic & Utility Surveys, prepared by Insite Surveying, last revised November 11, 2021. ✓
- Four (4) copies of Architectural Plans/Floor Plans prepared by Pratt Design Studio, LLC, consisting of five (5) sheets, dated June 13, 2021. ✓
- Four (4) copies of a Stormwater Management Report prepared by SR3 Engineers dated November 10, 2021. ✓
- Four (4) copies of a Photo Report prepared by SR3 Engineers, dated November 10, 2021. ✓
- Four (4) copies of a Completed Development Application Checklist. ✓
- One (1) Tax Printout for Block 481, Lot 5.02, obtained from the City Tax Collector's Office. ✓

The Applicant is requesting a 200-foot property owners list from the City Tax Assessor's Office, and will provide a copy upon receipt. ✓

Kindly advise when the Application is deemed "complete" along with when this matter will be scheduled for a public hearing at your earliest convenience to ensure that adequate time is provided for proper notice. Additionally, upon review of the application materials, please advise of any necessary application and/or escrow fees and the Applicant will make prompt payment.

Should you require any additional information in the review and processing of this application, please do not hesitate to contact me.

Respectfully submitted,

*Lisa A. John-Basta*

Lisa A. John-Basta  
Member

Encls.