



City of Bayonne
Department of Finance

630 Avenue C
Bayonne, NJ 07002
Phone (201) 858-6050 • Fax (201) 823-9825

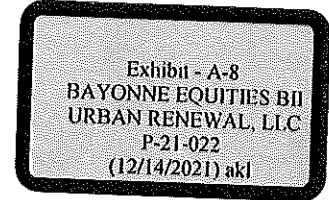


James M. Davis, Mayor

Michele Hennessey, C.T.A., Tax Assessor

August 19, 2021

Michael Miceli
2 University Plaza, Ste 109
Hackensack, NJ 07601



RE: Block: 264 Lot(s): 15-18

Dear Mr. Miceli:

This letter will confirm that the enclosed is certified to be a list of property owners within 200 feet of the above referenced block & lot(s) as noted in the property tax records of the City of Bayonne.

Kennedy Boulevard is a County Road, and if warranted, you should notify the following:
Clerk of Hudson County, 257 Cornelison Avenue, Jersey City, NJ 07306

You should also provide notice to the following utilities that have easements and rights of way throughout the municipality:

P.S.E. & G, 80 Park Plaza, Newark, NJ 07102

City of Bayonne Water & Sewer Division, City Hall, 630 Avenue C, Bayonne, NJ 07002

Verizon Telephone, 540 Broad Street, Newark, NJ 07102

Cablevision of Bayonne, 685 Broadway, Bayonne, NJ 07002

Texas Eastern Transmission, LP, (aka Spectra Energy), 5400 Westheimer Ct, Houston, TX 77056-5310

Sincerely,

Megan Maida, Tax Clerk



City of Bayonne

Buffer Report

Highlighted feature(s)

Subject Property (4)

Block	Lot	Qual	Location	Owner Name	Owner Street	Owner City/State/Zip
264	15		9-11 W 12TH ST	285 REALTY, LLC	PO BOX 5200	WEBHAWKEN, NJ 07086
264	16		281 BROADWAY	285 REALTY, LLC	PO BOX 5200	WEBHAWKEN, NJ 07086
264	17		283-287 BROADWAY	285 REALTY, LLC	PO BOX 5200	WEBHAWKEN, NJ 07086
264	18		289 BROADWAY	BAYONNE EQUITIES BII URBAN RENW,LLC	409 SECOND AVE	BRADLEY BEACH, NJ 07720

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (56)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
257	1.03		OUR LADY STAR OF THE SEA RC CHURCH	320-334 AVENUE C	326 AVENUE C	BAYONNE, NJ 07002
257	3		DAT, JENNIFER & JEWAN	15 W 13TH ST	15 W 13TH ST	BAYONNE, NJ 07002
257	4		SALIB, YOHANNA IBRAHIM &MAGDA FAWZY	13 W 13TH ST	21 DRESSAGE PLACE	FREEHOLD, NJ 07728
257	5		LLERENA, LAURA & VICTOR H. LLERENA	11 W 13TH ST	17 NEWARK BAY CT	BAYONNE, NJ 07002
257	6		CHRISTIE, ADAM	9 W 13TH ST	9 W 13TH ST	BAYONNE, NJ 07002
257	7		297-299 BROADWAY LLC	297-299 BROADWAY	117 GELSTON AVE	BROOKLYN, NY 11209
257	8		BAYONNE BROADWAY NORSE, LLC	301 BROADWAY	2550 W TYVOLA RD, STE 300	CHARLOTTE, NC 28217
258	1		MCLEOD, ALLAN J & JOANNE	9-15 E 12TH ST	PO BOX 178	BAYONNE, NJ 07002
258	2		MCLEOD, ALLAN J & JOANNE	9-13 HERRICK CT	PO BOX 178	BAYONNE, NJ 07002
258	9		S & M GROUP, LLC	292 1/2-296 BROADWAY	300 BROADWAY	BAYONNE, NJ 07002
258	10		SIMKIN, DANIEL TRUSTEE	292 BROADWAY	1514 W 11TH ST #F1	BROOKLYN, NY 11204
258	11		HANNA, MAYER	290 BROADWAY	294 BROADWAY	BAYONNE, NJ 07002
258	12		MCLEOD, ALLAN J & JOANNE	286-288 BROADWAY	PO BOX 178	BAYONNE, NJ 07002
258	13		MCLEOD, ALLAN J & JOANNE	282-284 BROADWAY	PO BOX 178	BAYONNE, NJ 07002
264	8.02		SHOSTAK, WALTER G	27-29 W 12TH ST	27-29 W 12TH ST	BAYONNE CITY, NJ 07002
264	9		MAJOROS, PAULINE & DONALD	23 W 12TH ST	23 W 12TH ST	BAYONNE, NJ 07002
264	10		KERR, JAMES R	21 W 12TH ST	21 W 12TH ST	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
264	11		CIMBOLIC, STEPHEN ETUX	19 W 12TH ST	19 W 12TH ST	BAYONNE, N J 07002
264	12		BRANCATELLA, MATTHEW P & KARALYNN M	17 W 12TH ST	17 W 12TH ST	BAYONNE CITY, NJ 07002
264	13		BONCZYK, STANLEY J	15 W 12TH ST	15 W 12TH ST	BAYONNE, N J 07002
264	14		MATELESKO, PAUL & HENRIETTA	13 W 12TH ST	13 W 12TH ST	BAYONNE, N J 07002
264	19		DURAK AT BROADWAY, LLC	291 BROADWAY	123 W 8TH ST	BAYONNE, N J 07002
264	20		293 BROADWAY REALTY LLC	293 BROADWAY	12 SYCAMORE WAY	WARREN, NJ 07059
264	21		FIRST DEVELOPERS LLC	295 BROADWAY	295 BROADWAY	BAYONNE, NJ 07002
264	22		TAGLIARENI, JOSEPH & FRANCINE	10 W 13TH ST	14 W 13TH ST	BAYONNE, N J 07002
264	23		TAGLIARENI, JOSEPH & FRANCINE	12-14 W 13TH ST	14 W 13TH ST	BAYONNE, N J 07002
264	24		LOTOSKY, GREGORY	16-18 W 13TH ST	16-18 W 13TH ST	BAYONNE, N J 07002
264	25		KUCZYNSKI, CHARLES P & C WARNOCK	20 W 13TH ST	20 W 13TH ST	BAYONNE, NJ 07002
264	26		GURUSWAMY, RAVINDRANATH & A. RAVI	22 W 13TH ST	22 W 13TH ST	BAYONNE, N J 07002
264	27		LUBACH, MEREK & EVA	24-26 W 13TH ST	26 W 13TH ST	BAYONNE, N J 07002
264	28		SANNIOLA, MARC & NILDA	28 W 13TH ST	28 W 13TH ST	BAYONNE, N J 07002
267	11		GIORGIO, ROSALIA	25 W 11TH ST	25 W 11TH ST	BAYONNE, N J 07002
267	12		CHEN, YI TAN & YUE YING LI	23 W 11TH ST	23 W 11TH ST	BAYONNE, NJ 07002
267	13		BOGHOLTZ, MATTHEW	21 W 11TH ST	20 WARD RD	HARDWICK TOWNSHIP, NJ 07825
267	14		VIVICAN, TENNILE	19 W 11TH ST	19 W 11TH ST	BAYONNE CITY, NJ 07002
267	15		CARDANO, SALVADOR & EVELYN	17 W 11TH ST	17 W 11TH ST	BAYONNE, N J 07002
267	16		BUTTACAVOLA, KIMBERLY L.	15 W 11TH ST	15 W 11TH ST	BAYONNE, NJ 07002
267	17		ALDIAS, NAYA K	13 W 11TH ST	13 W 11TH ST	BAYONNE CITY, NJ 07002
267	18		OSTASZEWSKI, ROBERT M & EDNA	9-11 W 11TH ST	11 W 11TH ST	BAYONNE, N J 07002
267	22		GILBERT, TOMASZ	269 BROADWAY	55 OAK WOOD ROAD	WATCHUNG, NJ 07069
267	23		MAGDA, STANLEY & PATRICIA	271 BROADWAY	79 W 24TH ST	BAYONNE, N J 07002
267	24		GERARDI, WILLIAM	273 BROADWAY	273 BROADWAY	BAYONNE, N J 07002
267	25		275 BROADWAY REALTY LLC	275 BROADWAY	540 BROADWAY	BAYONNE, NJ 07002
267	26		BEK MERG, INC.	279 BROADWAY	488 UNDERCLIFF AVE	EDGEWATER, NJ 07020
267	27		SINNICKI, CLAIRE C	8 W 12TH ST	8 W 12TH ST	BAYONNE, N J 07002
267	28		LYON, EDWARD R & NANDRANIE	10 W 12TH ST	10 W 12TH ST	BAYONNE, N J 07002
267	29		LACAR-GONZALEZ, SARA H.	12 W 12TH ST	1161 BROAD ST	BLOOMFIELD, NJ 07003
267	30		CARROLL, ANNE	14 W 12TH ST	14 W 12TH ST	BAYONNE, N J 07002
267	31		SAPIKOWSKI, CAROL	16 W 12TH ST	125 W 9TH ST	BAYONNE, NJ 07002
267	32		ROSZKOWSKI, RICHARD & EILEEN	18 W 12TH ST	81 W 51ST ST	BAYONNE CITY, NJ 07002
267	33		NAPOLITANO, CHARLES JR & CHRISTINA	20 W 12TH ST	20 W 12TH ST	BAYONNE, N J 07002
267	34		THOMAS, JOANNE & JAMES MIROS	22 W 12TH ST	22 W 12TH ST	BAYONNE, NJ 07002
267	35		PASCUA, AMANTE G. JR & VIOLETA	24 W 12TH ST	24 W 12TH ST	BAYONNE, N J 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
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267	37		SERVODIO, FRANK JR & CATHERINE	28 W 12TH ST	28 W 12TH ST	BAYONNE, N J 07002
268	1		ADAM CORPORATION	266-280 BROADWAY	P O BOX 326	PLAINFIELD, N J 07061



City of Bayonne
Department of Finance

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James M. Davis, Mayor

Michele Hennessey, C.T.A., Tax Assessor

October 22, 2021

825.00

Michael Miceli
Prime Law

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- 70 ✓ 71 ✓ • City of Bayonne Water & Sewer Division, City Hall, 630 Avenue C, Bayonne, NJ 07002
- 72 73 • Verizon Telephone, 540 Broad Street, Newark, NJ 07102
- 74 75 • Cablevision of Bayonne, 685 Broadway, Bayonne, NJ 07002
- 76 77 • Texas Eastern Transmission, LP, (aka Spectra Energy), 5400 Westheimer Ct, Houston, TX 77056-5310

Sincerely,



Megan Maida, Tax Clerk



City of Bayonne

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Highlighted feature(s)

Subject Property (4)

BLOCK	LOT	QUAL	Location	Owner Name	Owner Street	Owner City/State/Zip
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X	264	16	281 BROADWAY	285 REALTY, LLC	PO BOX 5200	WEEHAWKEN, NJ 07086
X	264	17	283-287 BROADWAY	285 REALTY, LLC	PO BOX 5200	WEEHAWKEN, NJ 07086
3✓ 4✓	264	18	289 BROADWAY	BAYONNE EQUITIES BII URBAN RENW,LLC	409 SECOND AVE	BRADLEY BEACH, NJ 07720

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10✓	257	6	CHRISTIE, ADAM	9 W 13TH ST	9 W 13TH ST	BAYONNE, N J 07002
11✓ 12✓	257	7	297-299 BROADWAY LLC	297-299 BROADWAY	117 GELSTON AVE	BROOKLYN, NY 11209
13✓ 14✓	257	8	BAYONNE BROADWAY NORSE, LLC	301 BROADWAY	2550 W TYVOLA RD, STE 300	CHARLOTTE, NC 28217
15✓	258	1	MCLEOD, ALLAN J & JOANNE	9-15 E 12TH ST	PO BOX 178	BAYONNE, N J 07002
X	258	2	MCLEOD, ALLAN J & JOANNE	9-13 HERRICK CT	PO BOX 178	BAYONNE, N J 07002
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18✓ 19✓	258	10	SIMKIN,DANIEL TRUSTEE	292 BROADWAY	1514 W 11TH ST #F1	BROOKLYN, NY 11204
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X	258	13	MCLEOD, ALLAN J & JOANNE	282-284 BROADWAY	PO BOX 178	BAYONNE, N J 07002
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22✓	264	9	MAJOROS, PAULINE &DONALD	23 W 12TH ST	23 W12TH ST	BAYONNE, N J 07002
23✓	264	10	KERR, JAMES R	21 W 12TH ST	21 W 12TH ST	BAYONNE, N J 07002

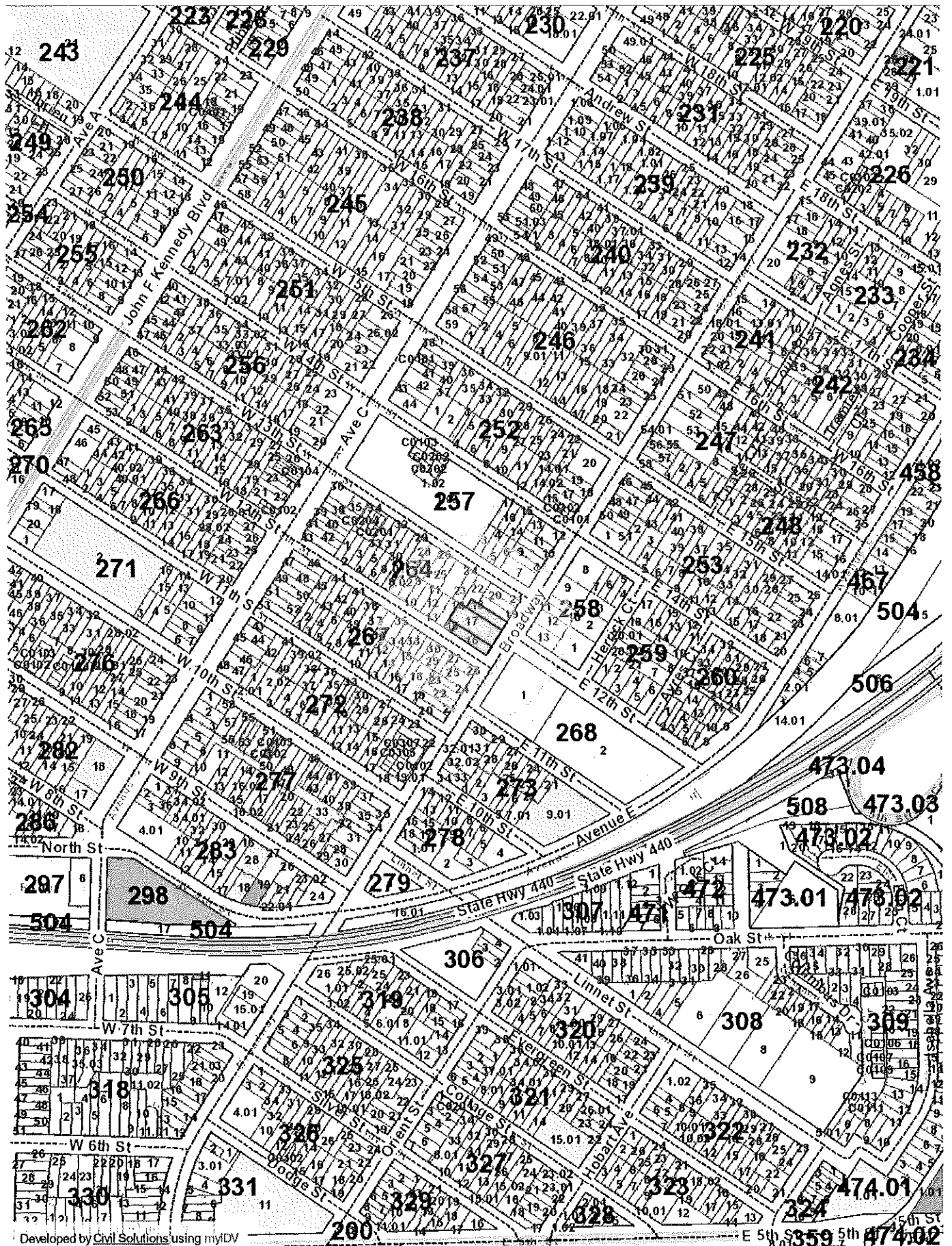
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27✓	264	14	MATELESKO, PAUL & HENRIETTA	13 W 12TH ST	13 W 12TH ST	BAYONNE, N J 07002
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32✓	264	24	LOTOSKY, GREGORY	16-18 W 13TH ST	16-18 W 13TH ST	BAYONNE, N J 07002
33✓	264	25	KUCZYNSKI, CHARLES P & C WARNOCK	20 W 13TH ST	20 W 13TH ST	BAYONNE, NJ 07002
34✓	264	26	GURUSWAMY, RAVINDRANATH & A. RAVI	22 W 13TH ST	22 W 13TH ST	BAYONNE, N J 07002
35✓	264	27	LUBACH, MEREK & EVA	24-26 W 13TH ST	26 W 13TH ST	BAYONNE, N J 07002
36✓	264	28	SANNIOLA, MARC & NILDA	28 W 13TH ST	28 W 13TH ST	BAYONNE, N J 07002
37✓	267	11	GIORGIO, ROSALIA	25 W 11TH ST	25 W 11TH ST	BAYONNE, N J 07002
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39✓	267	13	BOGHOLTZ, MATTHEW	21 W 11TH ST	20 WARD RD	HARDWICK TOWNSHIP, NJ 07825
40✓	267	14	VIVICAN, TENNILE	19 W 11TH ST	19 W 11TH ST	BAYONNE CITY, NJ 07002
41✓	267	15	CARDANO, SALVADOR & EVELYN	17 W 11TH ST	17 W 11TH ST	BAYONNE, N J 07002
42✓	267	16	BUTTACAVOLA, KIMBERLY L.	15 W 11TH ST	15 W 11TH ST	BAYONNE, NJ 07002
43✓	267	17	ALDIAS, NAYA K	13 W 11TH ST	13 W 11TH ST	BAYONNE CITY, NJ 07002
44✓	267	18	OSTASZEWSKI, ROBERT M & EDNA	9-11 W 11TH ST	11 W 11TH ST	BAYONNE, N J 07002
45✓	267	22	GILBERT, TOMASZ	269 BROADWAY	55 OAK WOOD ROAD	WATCHUNG, NJ 07069
46✓	267	23	MAGDA, STANLEY & PATRICIA	271 BROADWAY	79 W 24TH ST	BAYONNE, N J 07002
47✓	267	24	GERARDI, WILLIAM	273 BROADWAY	273 BROADWAY	BAYONNE, N J 07002
48✓	267	25	275 BROADWAY REALTY LLC	275 BROADWAY	540 BROADWAY	BAYONNE, NJ 07002
49✓	267	26	BEK MERG, INC.	279 BROADWAY	488 UNDERCLIFF AVE	EDGEWATER, NJ 07020
50✓	267	27	SINNICKI, CLAIRE C	8 W 12TH ST	8 W 12TH ST	BAYONNE, N J 07002
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52✓	267	29	LACAR-GONZALEZ, SARA H.	12 W 12TH ST	1161 BROAD ST	BLOOMFIELD, NJ 07003
53✓	267	30	CARROLL, ANNE	14 W 12TH ST	14 W 12TH ST	BAYONNE, N J 07002
54✓	267	31	SAPIKOWSKI, CAROL	16 W 12TH ST	125 W 9TH ST	BAYONNE, NJ 07002
55✓	267	32	ROSZKOWSKI, RICHARD & EILEEN	18 W 12TH ST	81 W 51ST ST	BAYONNE CITY, NJ 07002
56✓	267	33	NAPOLITANO, CHARLES JR & CHRISTINA	20 W 12TH ST	20 W 12TH ST	BAYONNE, N J 07002
57✓	267	34	THOMAS, JOANNE & JAMES MIROS	22 W 12TH ST	22 W 12TH ST	BAYONNE, NJ 07002
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Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
64✓	267	36	PEDERSEN, ERIK	26 W 12TH ST	26 WEST 12TH STREET	BAYONNE, NJ 07002
65✓	267	37	SERVODIO, FRANK JR & CATHERINE	28 W 12TH ST	28 W 12TH ST	BAYONNE, N J 07002
66✓	67✓	268	1	ADAM CORPORATION	266-280 BROADWAY	P O BOX 326 PLAINFIELD, N J 07061

UTILITIES ON FIRST PAGE

City of Bayonne - Map

Buffer Report



825.00 Bayonne Equities BII Urban Renewal
9-11 W. 12th Street, 281, 283-287 and 289 Broadway
Bayonne, NJ

OTHER GOVERNMENTAL AGENCIES

- 78.✓ Attn: Municipal Clerk
City of Bayonne
Munic. Bldg.
630 Ave. C
Bayonne, NJ 07002-3898
- 79.✓ Attn: Anyone authorized to accept service
City of Bayonne
Munic. Bldg.
630 Ave. C
Bayonne, NJ 07002-3898
- 80.✓ Hudson County Division of Planning
Bergen Square Center, Suite 6A
830 Bergen Ave.
Jersey City, NJ 07306
- 81.✓ Attn: Anyone authorized to accept service
Hudson County Division of Planning
Bergen Square Center, Suite 6A
830 Bergen Ave.
Jersey City, NJ 07306
- 82.✓ Hudson County Planning Board
Bergen Square Center, Suite 6A
830 Bergen Ave.
Jersey City, NJ 07306
- 83.✓ Attn: Anyone authorized to accept service
Hudson County Planning Board
Bergen Square Center, Suite 6A
830 Bergen Ave.
Jersey City, NJ 07306
- 84.✓ Commissioner of Transportation
New Jersey Department of Transportation
David J. Goldberg Transportation Complex
1035 Parkway Ave., P.O. Box 600
Trenton, NJ 08625
- 85.✓ Attn: Anyone authorized to accept service
New Jersey Department of Transportation
David J. Goldberg Transportation Complex
1035 Parkway Ave., P.O. Box 600
Trenton, NJ 08625

NOTICE OF PUBLIC MEETING
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 December 14, 2021 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 upon an application for amended preliminary and final major site plan approval (the “Application”) by Bayonne Equities BII Urban Renewal, LLC (the “Applicant”) with respect to property having street addresses of 9-11 West 12th Street and 281, 283-287 and 289 Broadway, Bayonne, New Jersey 07002 which are designated as Block 264, Lots 15, 16, 17 and 18 on the City of Bayonne Tax Duplicate (the “Property”). The Property is zoned under a rehabilitation plan (the “Redevelopment Plan”), which permits mixed-use (multi-family residential and commercial) buildings.

Applicant is seeking an amendment to its prior site plan approval dated December 8, 2020, memorialized as Resolution P-20-020 (“2020 Resolution”) to permit an increase in the number of residential units in the previously-approved ten (10) story mixed-use building from 100 residential units to 128 residential units, an increase in on-site parking spaces from 106 parking spaces to 129 parking spaces and a reduction in ground floor commercial space from 2,420 square feet to provide approximately 2,350 square feet. The building’s signage, lighting, rooftop amenities including terracing, green space, fitness center, a business center and other improvements and amenities will remain as previously approved as shown on the filed plans.

Applicant further seeks any and all exceptions, waivers, variances, interpretations, 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 this case 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 meeting, the Application and supporting materials (including maps, documents, plans and the 2020 Resolution) will be on file and available for public inspection during normal business hours 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 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 meeting, the Application and supporting materials (including maps, documents, plans and the 2020 Resolution) 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 two (2) days before the hearing, exhibits that will be relied on at the hearing will be on file and available for public inspection during normal business hours 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 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 during normal business hours 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 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 Bayonne Equities BII Urban Renewal, LLC, Applicant