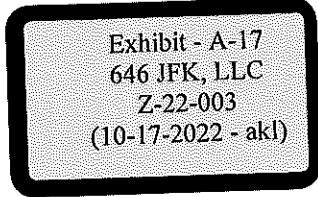


**AFFIDAVIT OF PROOF OF PUBLICATION AND PERSONAL NOTICE
CITY OF BAYONNE, NEW JERSEY PURSUANT TO N.J.S.A. 40:55D-12**

STATE OF NEW JERSEY)
) S.S.
COUNTY OF HUDSON)



Thomas P. Leane, Esq., being of full age and being duly sworn according to law deposes and says:

I am an attorney-at-law of New Jersey and am employed by the law firm of Connell Foley LLP, attorney to 646 JFK LLC (the “Applicant”) with the City of Bayonne Zoning Board for Variance Relief pursuant to N.J.S.A. 40:55D-70(d)(1) (use) and N.J.S.A. 40:55D-70(c) (parking; attendant bulk variances) for the property located at 646 John F. Kennedy Boulevard also designated as Block 188, Lot 40 on the Official Tax Map of the City of Bayonne (the “Property”). The Property is located within the R-2 Detached/Attached Residential District (the “R-2 Zone”) and is governed by the Zoning Regulations of the City of Bayonne (“Bayonne Regulations”).

1. The Property is approximately 1,226 square feet in area and has a mixed use building containing two (2) dwelling units and ground floor commercial space. The purpose of the application is to convert the existing mixed-use building into a three (3) family home (the “Project”).

Applicant requests the following relief pursuant to N.J.S.A. 40:55D-70:

1. a use variance to permit a three (3) family home;
2. a variance for parking where four (4) spaces are required and none are proposed;
3. bulk variances attendant to the proposed use; and
4. Any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

2. Any person interested in this application will have the opportunity to address the City of Bayonne Zoning Board at the in person meeting on Monday, October 17, 2022 at 6:00 pm ET located at the Dorothy E. Harrington Municipal Council Chambers in the Municipal Building at 630 Avenue C, Bayonne, New Jersey.

3. Applicant obtained a radius list from the City of Bayonne, Office of the City Assessor on September 23, 2022 listing all property owners and interested parties within 200 feet of the property which is the subject of this application. Attached hereto as **Exhibit A** is a certified list of property owners within 200 feet of the Property.

4. On September 29, 2022 at least ten (10) days prior to the hearing date of this application, I did give personal notice to all property owners within 200 feet of the property by Certified Mail. A copy of said notice along with copies of the registered receipts is attached hereto as **Exhibit B**.

-2-
Affidavit

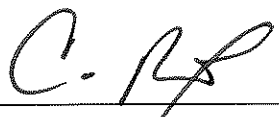
5. With regard to the requirement for publication in a newspaper of general circulation, I have attached hereto as **Exhibit C** a copy of the Affidavit of Publication from the Jersey Journal, same having been published on October 1, 2022.

6. With regard to the requirement for publication in a newspaper of general circulation, I have attached hereto as **Exhibit C** a copy of the Affidavit of Publication from the Star Ledger, same having been published on October 1, 2022.

Sworn and subscribed to
Before me this 3rd day of
OCTOBER, 2022.



THOMAS P. LEANE, ESQ.



CELESTE KATISE ROBERTS
Notary Public - State of New Jersey
Commission #0002351010
My Commission Expires on 10/11/2026

NOTICE OF HEARING
PURSUANT TO N.J.S.A.
40:55D-12 FOR THE
PROPERTY LOCATED AT
646 JOHN F. KENNEDY
BOULEVARD, BAYONNE,
NEW JERSEY,
ALSO IDENTIFIED AS BLOCK
188, LOT 40

PLEASE TAKE NOTICE that an application has been filed by 646 JFK LLC (the "Applicant") with the City of Bayonne Zoning Board for Variance Relief pursuant to N.J.S.A. 40:55D-70(d)(1) (use) and N.J.S.A. 40:55D-70(c) (parking; attendant bulk variances) for the property located at 646 John F. Kennedy Boulevard also designated as Block 188, Lot 40 on the Official Tax Map of the City of Bayonne (the "Property"). The Property is located within the R-2 Detached / Attached Residential District (the "R-2 Zone") and is governed by the Zoning Regulations of the City of Bayonne ("Bayonne Regulations"). The Property is approximately 1,226 square feet in area and has a mixed use building containing two (2) dwelling units and ground floor commercial space. The purpose of the application is to convert the existing mixed-use building into a three (3) family home (the "Project").

Applicant requests the following relief pursuant to N.J.S.A. 40:55D-70:

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4. Any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or deter-

mined to be necessary during the review and processing of this application.

Any person interested in this application will have the opportunity to address the City of Bayonne Zoning Board at the in person meeting on Monday, October 17, 2022, at 6:00 pm ET located at the Dorothy E. Harrington Municipal Council Chambers in the Municipal Building at 630 Avenue C, Bayonne, New Jersey.

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the City of Bayonne Data Portal under the "Zoning Board of Adjustment Exhibits" tab on the City of Bayonne Zoning Board's website.

MORE INFORMATION on how to attend meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the City of Bayonne Zoning Board website at <https://www.bayonnenj.org/Pages/zoning-board-of-adjustment>. Any person who requires assistance for attending the meeting or technical assistance to accessing the Applicant's plans should contact the Planning/Zoning Board of Adjustment Administrator, Alicia K. Losonczy, for assistance at the phone number or e-mail listed below.

ANY QUESTIONS can be directed to the City of Bayonne Planning/Zoning Board of Adjustment main line during business hours at 201-858-6182 or via email at alostonczy@baynj.org.

By: Thomas Leane, Esq.
Connell Foley LLP
Attorney for the Applicant
646 JFK LLC
(201) 521-1000
10/1/22 \$143.91