

State of New Jersey, ss
County of Union

Patrick Tindle, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):
Jersey Journal 12/11/2020

Patrick Tindle
Principal Clerk of the Publisher

Sworn to and subscribed before me this 12th day of December 2020

[Signature]
Notary Public

DIANA L. HAUSER
NOTARY PUBLIC OF NEW JERSEY
Commission # 50136252
My Commission Expires 03/03/2025

LEGAL NOTICE

City of Bayonne
Zoning Board of Adjustment

NOTICE IS HEREBY GIVEN that on the 21st day of December 2020 at 5:00 o'clock p.m., a public (virtual/remote) hearing will be held on the application of Goodman Lofts, LLC, application number Z-20-006, to the City of Bayonne Zoning Board of Adjustment, for preliminary and final major site plan approval, for use variance relief/approval pursuant to N.J.S.A. 40:55D-70c(1) from the requirements of Bayonne Ordinance Section 35-5.3a pursuant to which multifamily residential (apartments) and automotive repair are not among the uses permitted in the R-3 Detached/Attached Residential District, and for bulk variance relief/approval pursuant to N.J.S.A. 40:55D-70c(1) and/or c(2) from the requirements of Bayonne Ordinance Section 35-17.6a pursuant to which at least one (1) off-street parking space must be provided for each one (1) bedroom apartment, exclusive of any off-street parking required for the automotive repair use, where the applicant proposes a total of three (3) on-site parking spaces, and from the requirements of Bayonne Ordinance Section 35-5.81b pursuant to which a minimum of two hundred (200) square feet of on-site, usable open space is required for each one (1) bedroom apartment where the applicant proposes an on-site, usable open space, and for the approval of any other variances and/or waivers determined by the Board and/or its professionals to be required, to permit the applicant to construct a total of ten (10), one (1) bedroom apartments (inclusive of two (2) apartments that already exist) on site for which a total of three (3) off-street parking spaces and an on-site, usable open space would be provided, and to continue on site an existing automotive repair business, at 21-23 West 29th Street, City of Bayonne, located in the R-3 Detached/Attached Residential District and designated as Block 214, Lot 3 in the City of Bayonne Tax Map. It should be understood that the referenced automotive repair business currently exists on the site, and that there is currently no off-street parking and any usable open space on the site. Additionally, it should be noted that the subject lot is currently nonconforming with respect to the requirements applicable to the lot line, rear front yard, rear yard and side yard setback

of the building from the lot line(s), the height of the building, and the percentage of the lot covered by the building. However, it should likewise be noted that the applicant's proposed plan does not worsen these nonconformities.

In line with the directives of the State of New Jersey issued in connection with the ongoing COVID-19 state of emergency in New Jersey, the meeting will be held remotely by electronic means. All virtual/remote meetings are conducted from the Bayonne City Hall at 430 Avenue C, Bayonne, New Jersey. The meeting will be both televised on FIOS' Local Government Channel 42, Office Continuum's Local Government Channel 25 and live-streamed through a website, online webinars-type services. In-person attendance at City Hall is not permitted.

You may request inspection of the application and supporting documents by contacting the Board Secretary, Alicia Lozano, by e-mail at alozano@bayonne.com or telephone at 201-349-0140 during normal business hours.

Anyone interested in this application may participate in the meeting and ask questions or testify virtually/remotely through the live-stream website meeting with use of a computer or other device. To participate in the meeting, you MUST first register for the meeting through the link on the City of Bayonne's website or at stratconnectivity.com/Bayonne-2020. This link leads to a website to register and participate in the meeting. During the meeting you will be placed on mute until it is your turn to ask questions or testify. Please note that it is necessary for you to repeatedly "raise your hand" to be called upon during the meeting, by clicking on the hand icon on your computer screen or you can type your name/username into the chat or comment section. If you are unable to log on or experience other technical issues, individuals needing the resources or know-how for technical issues, may contact the Board Secretary, Alicia Lozano, at 201-359-0140 before or during the meeting.

If you do not have a computer or internet access or do not wish to participate in the meeting or cannot use the link, please you may also participate by dialing in via telephone during the meeting at 201-359-0140. Your dial-in number is available below.

When this case is called, interested parties may appear through the protocols listed above, either themselves or by attorney and present any objections which they may have to the application.

Goodman Lofts, LLC, 119 Bloomfield Street, Hoboken, New Jersey 07030
By and through its attorney: Erica Edwards, Esq., Erica Edwards, Esq. Law Office LLC, 47 East Main Street, 8th Fl., Philadelphia, New Jersey 08102. Phone (202) 752-3700

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