

P-21-006
22nd Street Partners Urban Renewal, LLC
(Mount Carmel School)

- A-3 Development Application Checklist
- A-4 Application Form dated March 12, 2021
- A-5 Statement of the Applicant dated March 12, 2021
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WEINER LAW GROUP_{LLP}

629 Parsippany Road

Parsippany, New Jersey 07054

P (973) 403-1100 F (973) 403-0010

www.weiner.law

MICHAEL MICELI

Member of the Firm

ANNE MARIE RIZZUTO

mmiceli@weiner.law

amrizzuto@weiner.law

March 12, 2021

By Hand Delivery

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

**Re: Application for Preliminary and Final Site Plans
and Other Approvals (the "Application")
22nd Street Partners Urban Renewal, LLC (the "Applicant")
25 East 22nd Street, Block 206, Lot 1.01, Bayonne, NJ (the "Property")
Our File No. 23057**

Dear Ms. Losonczy:

This office represents the Applicant, 22nd Street Partners Urban Renewal, LLC, with respect to the above referenced matter. We herein file an Application to the Planning Board seeking Preliminary and Final Site Plan approval with submission waivers and design exception on behalf of the Applicant. The Property was formerly known as Mount Carmel School and has been subdivided from the remainder of the Mount Carmel Church buildings.

Enclosed please find four (4) originals of each of the following:

1. Signed and sealed Engineering and Architectural Plans (14 sheets) entitled "Preliminary and Final Site Plan" prepared by Al Sambade, P.E., R.A., P.P. of DAL Design Group, dated January 20, 2021;
2. Signed and sealed Survey prepared by Ameritech Engineers, dated October 1, 2018, revised February 23, 2021;

Enclosed please find one (1) original and three (3) copies of the following:

3. Application for Preliminary and Final Site Plan Approval, Statement of Applicant and Applicant Ownership Disclosure Statement, all dated March 12, 2021;
4. Application development checklist, dated March 12, 2021;

Page Two
March 12, 2021
22nd St Partners/ Mount Carmel

5. Consent of Property Owner (Church of Mount Carmel) to Application, notarized February 11, 2021;
6. Stormwater Drainage Report prepared by DAL Design Group, dated January 22, 2021;
7. Environmental Impact Study prepared by DAL Design Group, dated January 21, 2021;
8. Aerial and Site Photos prepared by DAL Design Group, dated January, 2021;

Enclosed please find four (4) copies of each of the following:

9. City Tax Office Certified List of Property Owners within 200 feet, dated February 22, 2021;
10. Subdivision Deed recorded January 15, 2020;
11. Title Report dated May 15, 2019;
12. Two prior City of Bayonne Zoning Board approvals dated April 15, 2019 (approving subdivision) and October 21, 2019 (extending time);

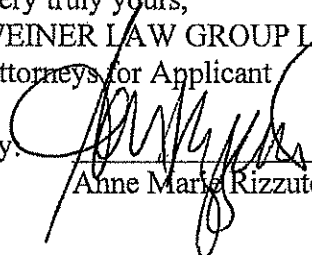
Kindly also note the following:

13. A waiver is requested for no Certification of Payment of Taxes because the subject property is still owned by the Roman Catholic Church, a tax-exempt entity;
14. Notice of Hearing will be supplied when accomplished;
15. Affidavit of Service, Publication and Mailing will be supplied when accomplished; and
16. Original Affidavit of Publication from the Newspaper will be supplied when accomplished.

We also enclose original W-9 form signed by 22nd Street Partners, LLC and checks in the amount of \$5,415.00 for the application fee and for \$9,000.00 to establish an escrow account.

Please feel free to contact me if you have any questions.

Very truly yours,
WEINER LAW GROUP LLP
Attorneys for Applicant

By: 
Anne Marie Rizzuto, Esq.

MM:AMR:rg
encs.

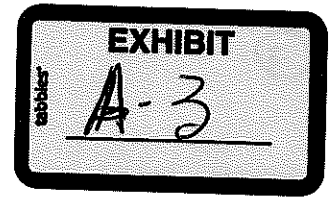
c by email w/ encs.:

Board Engineer Robert Russo, P.E.
Board Planner Malvika Apte, P.P.
Board Attorney Richard Campisano, Esq.
Client Representative
Client Professional Engineer/Architect/Planner
1971125

PLANNING AND DEVELOPMENT

33 Attachment 4

CITY OF BAYONNE
DEVELOPMENT APPLICATION CHECKLIST



Applicant: 22nd Street Partners Urban Renewal LLC (the "Applicant")

Property: 25 East 22nd Street, Block 206, Lot 1.01, Bayonne, NJ (the "Property")

Dated: March 12, 2021

Type of application (check all applicable):

- | | | | |
|--|----------------------|--|-------------------|
| Variance Submittals
(Complete § I, II and III) | <u> </u> | Minor Subdivision
(Complete § I, II and V) | <u> </u> |
| Minor Site Plan
(Complete § I, II and IV) | <u> </u> | Preliminary Major Subdivision
(Complete § I, II and VI) | <u> </u> |
| Preliminary Major Site Plan
(Complete § I, II and IV) | <u> X </u> | Final Major Subdivision
(Complete § I, II and VIII) | <u> </u> |
| Final Major Site Plan
(Complete § I, II and VII) | <u> X </u> | | |

FOUR (4) paper copies and ONE (1) electronic copy of each of the following documents are required (except for W-9 Form – only original required). Electronic submissions may be in the following formats: PDF, Microsoft Word, JPG or any other electronic format acceptable by the Approving Agency and/or Zoning Officer.

The Approving Agency and/or Zoning Officer is permitted to waive the requirement for the submission of any paper copies.

Please specify whether or not documents have been submitted, are not applicable or if a waiver is requested*.

I. ADMINISTRATIVE

All development applications to the Planning Board or the Zoning Board of Adjustment shall require the following exhibits.

Please specify whether or not documents submitted are not applicable or a waiver is requested*.

- X 1. Application Forms
- * 2. Order of the Administrative Officer precipitating the application
- X 3. Narrative statement of the proposed application
- X 4. Drawings, site plans, surveys and design details as required
- X 5. Tax Map
- X 6. Proof of ownership (Deed). If the applicant does not own the property, written permission of owner is required to file the application
- * 7. Certification from the Tax Collector that taxes have been paid
- X 8. Copies of any protective covenants, deed restrictions or easements

- X 9. Topography data with existing and proposed elevations
- X 10. Official Property Owner's List from the Tax Assessor's Office
- X 11. Schedule with applicable zoning requirements and how each is met and all requested variances and/or design waivers, including Residential Site Improvement Standards
- X 12. A corporation or partnership applying to a Planning Board or Board of Adjustment for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individuals owning at least 10% of its stock in any class, or at least 10% of the interest in the partnership
- X 13. If required, an Environmental Assessment Report in accordance with this Chapter
- X 14. Application fee
- X 15. Initial escrow deposit in accordance with this Chapter
- X 16. Completed W-9 form

II. GENERAL GRAPHIC SUBMITTALS FOR ALL APPLICATIONS

- X 1. Map size 12" x 18"; 18" x 24"; or 24" x 36" (All map submittals to be folded to within 10" x 15" manila envelope)
- X 2. Key Map referencing all streets within 600 feet
- X 3. Name and address of applicant with name of proposed development
- X 4. Name, address, seal and signature of P.L.S., P.E., P.P., R.A. as permitted by law, who prepared the plan
- X 5. Spaces for all applicable signatures. (Board Chairman, Board Secretary, City Engineer)
- X 6. Date prepared and all revision dates
- X 7. Graphic scale and north arrow
- X 8. Dimensions and bearing of all existing and proposed property lines with existing and proposed lot sizes
- X 9. Dimensions of existing and proposed street rights-of-way with existing and proposed names
- X 10. Notation of traffic direction and location of traffic control devices in the vicinity of proposed development
- X 11. Location of all subsurface and above-ground utilities including proposed connections
- X 12. Location and use of all structures existing, proposed or to be removed
- X 13. Method of handling and disposal of all storm water discharges from the site
- x 14. General slope, natural drainage and other natural features including existing trees
- X 15. Location of existing and proposed parking, loading, curb cuts and driveway
- X 16. Photos of property in question

**III. VARIANCE AND OTHER APPLICATIONS REQUIRING PUBLIC NOTICE
PURSUANT TO §33-4.8 ONLY**

- X 1. Data required under sections I and II above, except that individual lot applications for detached one- (1) and two- (2) family dwelling unit buildings used and intended to be used solely for residential purposes shall be exempt from Section II
- X 2. Tax map sheets showing all properties within 200 feet of the proposed development with character and use of all said properties
- X 3. List of all individual property owners of property within 200 feet of the development with lot and block numbers (To be obtained from Tax Assessor)
- TBS 4. Affidavit of Service
- TBS 5. Post Office receipts where service is made by Certified Mail
- TBS 6. Prior to any hearing on a variance application, proof of publication in accordance with this Chapter shall be submitted to the Board hearing the application

IV. MAJOR AND MINOR SITE PLAN APPLICATIONS ONLY

- 1. Data required under Sections I and II above
- 2. Footprint of all proposed structures with dimensions, locations and uses
- 3. Depiction of exterior buildings, facades and floor plans with parking dimensions
- 4. Parking facilities within aisle and stall dimensions
- 5. Provisions for handicapped parking and access, where required
- 6. Pavement, curb and apron type and details of same
- 7. Location, height and illumination design of lighting facilities, including isometric curves
- 8. Location, type and height of fencing, walls and screening and refuse storage and handling facilities, inclusive of recycling facilities
- 9. Landscaping plan showing the location, species and size of proposed trees, shrubs, buffers and seeded or ground cover areas, including the plan's extent of tree removal and inventory of materials removed
- 10. Depiction of flood plans, wetlands and any other environmentally sensitive features
- 11. Other applicable details required for unusual or unique developments or containing unique features and/or requirements
- 12. Other details necessary to show conformance with development standards in City Ordinances

V. MINOR SUBDIVISION ONLY

Not applicable.

VI. PRELIMINARY MAJOR SUBDIVISION ONLY

Not applicable.

VII. FINAL MAJOR SITE PLAN APPLICATIONS ONLY

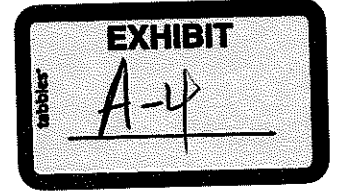
- 1. Data required under Section I and II above
- 2. A plan conforming to any and all conditions of preliminary approval

VIII. FINAL MAJOR SUBDIVISION APPLICATIONS ONLY

Not applicable.

NOTICE: WAIVER REQUESTS MADE IN CONNECTION WITH THIS APPLICATION FOR DEVELOPMENT MUST BE INDICATED AND WRITTEN JUSTIFICATION OF THE REQUEST MUST BE PROVIDED.

CITY OF BAYONNE APPLICATION FORM



Date of Submittal of Application March 12, 2021

TYPE OF APPROVAL REQUESTED:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Development Permit |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Development Permit Waiver |
| <input type="checkbox"/> Minor | <input type="checkbox"/> Sketch Plat | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Major | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Unimproved Road |
| <input checked="" type="checkbox"/> Preliminary | <input type="checkbox"/> Final | <input type="checkbox"/> Amnesty Program |
| <input checked="" type="checkbox"/> Final | | <input type="checkbox"/> Certificate of Nonconformity |

Variations: None

1. Location of proposed development 25 East 22nd Street, Bayonne, NJ (the "Property")
 Block 206, Lot 1.01 Zone District Mount Carmel School Redevelopment Plan
 Proposed use Multi-family residential development with 31 units with attached parking garage with 31 spaces
 Lot Area Approx. 16,139 SF Building Area Approx. 43,881 SF, coverage 77.8%
 Number of off-street parking spaces Approx. 31 spaces on-site
 Area (in feet) of any adjoining property controlled by owner NA

2. Name of Applicant 22nd Street Partners Urban Renewal, LLC c/o Mitch Burakovsky
 Address 540 Broadway, Bayonne, NJ 07002
 Phone c/o Michael Miceli, Esq. Email c/o Michael Miceli, Esq.
 Name of Owner Same as Applicant

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES

Applicant's Attorney Weiner Law Group LLP, Michael Miceli, Esq.
 Address 629 Parsippany Rd., Parsippany, NJ 07054
 Telephone Number 973-403-1100 Email mmiceli@weiner.law

Applicant's Engineer AI Sambade, PE, PP, RA, DAL Design Group
 Address 11 West Eighth Street, Bayonne, NJ 07002
 Telephone Number 201-823-0779

Applicant's Architect Same as above

Applicant's Planning Consultant Same as above

4. List any other expert who will submit a report or who will testify for the Applicant.
 Name Applicant will revise if applicable

All reports prepared in support of testimony should be submitted ten (10) days in advance of the public hearing. _____ Applicant will comply if applicable.

5. Attach a detailed explanation (*Statement of the Applicant*) of the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises. See attached.
6. Attach a copy of the proposed Notice to appear in the Jersey Journal / Star Ledger and to be mailed to the owners of all real property as shown on the property list obtained from the Tax Assessor, of the homeowners within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. To be supplied.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Board Secretary for the hearing. _____ Applicant will comply.

An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed. _____ Applicant will comply.

7. Dates and types of prior development applications for this property. A prior Zoning Board resolution is attached, which granted subdivision approval of the Mount Carmel former school as a lot separate from the remaining church buildings.

Type of Use Proposed _____ Change in occupancy utilizing existing facilities
_____ Addition or expansion of existing facilities
_____ All new construction
_____ Site work only
X Other

Present use Existing school building (empty)

Proposed use Rehabilitation and adaptive re-use proposed to provide multifamily residential units and on-site parking garage

Number of Employees TBD Business hours TBD

PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Deed Attached Yes Restrictions Title Report attached Proposed TBD

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises Empty school building

Is a public water line available? Yes

Is public sanitary sewer available? Yes

Are any off-tract improvements required or proposed? No

Is the subdivision to be filed by Deed or Plat? N/A

What form of security does the applicant propose to provide as performance and maintenance guarantees?
Bond, letter of credit, cash or as otherwise permitted by law.

Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Passaic Valley Sewage Commissioners	<u>X</u>	<u> </u>	<u>TBS</u>
Bayonne Municipal Utilities Authority	<u>X</u>	<u> </u>	<u>TBS</u>
Bayonne/Hudson County Health Dept.	<u> </u>	<u>X</u>	<u> </u>
Hudson County Planning Board	<u> </u>	<u> </u>	<u>TBD/ TBS</u>
Hudson County Soil Conservation District	<u>X</u>	<u> </u>	<u>TBD/ TBS</u>
NJ Department of Environmental Protection	<u> </u>	<u>X</u>	<u> </u>
Sewer Extension Permit (TWA)	<u>X</u>	<u> </u>	<u>TBD/ TBS</u>
Sanitary Sewer Connection Permit	<u>X</u>	<u> </u>	<u>TBD/ TBS</u>
Stream Encroachment Permit	<u> </u>	<u>X</u>	<u> </u>
Waterfront Development Permit	<u> </u>	<u>X</u>	<u> </u>
Water Extension Permit	<u>X</u>	<u> </u>	<u>TBD/ TBS</u>
Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Tidal Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Other (specify) _____	<u> </u>	<u>X</u>	<u> </u>
NJ Department of Transportation	<u> </u>	<u>X</u>	<u> </u>
Public Service Electric & Gas Company	<u>X</u>	<u> </u>	<u>TBS</u>

DISCLOSURE STATEMENT - Ownership of Applicant Entity

See attached disclosure statement.

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. *[Attach pages as necessary to fully comply.]*

WEINER LAW GROUP LLP

By: _____

Anne Marie Rizzuto, Esq.
Attorneys for Applicant,
22nd Street Partners Urban Renewal, LLC

Date signed: March 12, 2021

VARIANCE RELIEF

1. Application is hereby made for: No variances are required. If any variance, design exception or submission waiver is required, the Applicant requests applicable relief.

X _____ Hardship or practical difficulties (See N.J.S.A. 40:55D-70c)
NA _____ Use and/or structure (See N.J.S.A. 40:55D-70d)

2. Property Description:
Lot size See plans _____ Size of Building See plans _____ Number of stories See plans _____

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* Any necessary variances, design exceptions and/or submission waivers are to be addressed at the hearing in this matter. See also Statement of Applicant.

4. If this application includes both a use variance and either a site plan, subdivision, flood plain permit or conditional use relief, then indicate which of the following is presently being sought by the applicant.
NA _____ Applicant is presently only seeking the use variance with the subsequent relief to be considered following the granting of the use variance.
NA _____ Applicant is presently seeking all of the necessary relief. *(Bifurcate the application).*

5. Has there been a previous variance appeal or approval of any development application, i.e., site plan, subdivision or conditional use involving the premises?
Yes X _____ No _____

If so, attach copies of previous approvals and/or state the date, application number, character of appeal and disposition.
Prior subdivision approval by Zoning Board is attached, granting subdivision of the former Mount Carmel school building divided from the main church buildings to remain.

6. If the application is made for a bulk variance, explain the following.
a. How will the strict application of the provisions of the ordinance result in impractical difficulties or hardship inconsistent with the general purpose or intent of the ordinance?
To be supplied during testimony at the hearing. See also attached Statement of Applicant.

b. What are the exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property which do not apply generally to other properties in the same zone or neighborhood?
To be supplied during testimony at the hearing. See also attached Statement of Applicant.

c. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for a variance.
Not applicable.

d. Explain how the proposed variances can be granted:
Without substantial detriment to the public good; and,
To be supplied during testimony at the hearing. See also attached Statement of Applicant.

Without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan.
To be supplied during testimony at the hearing. See also attached Statement of Applicant.

7. If the application is made for a use variance, explain the following:

a. How the proposed use can be granted without substantial detriment to the public good;
NA

b. How the proposed use can be granted without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance;
NA

c. List the "special reasons" presented by the application; and,
NA

d. List here any "hardship" related to the nature of the land and/or the neighborhood and which prevents reasonable utilization of the property for any permitted use.
NA

8. List all witnesses expected to testify.

The Applicant's professionals will testify about the details of the Application and the relief sought. The Applicant reserves the right to present other witnesses at the hearing.

9. Waivers requested from Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements.

Waiver is requested for the following:

(a) From the checklist submission requirement of providing a denial letter from the Zoning Officer because this Property is subject to a Redevelopment Plan; and the Municipal Land Use Law permits direct application to this Board;

(b) From the checklist submission requirement of a City Tax Office Certification of Taxes Paid. The Property remains in ownership by the Roman Catholic Church and is exempt;

(c) Waiver is requested from any other required submission that is not to be supplied.

Design exception approvals for deviations from the Redevelopment Plan and/or Chapter 35 of the Code of the City of Bayonne for the following:

(a) For provision of shade and/or street trees.

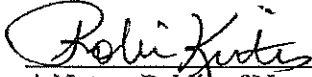
(b) For any other deviation from stated design requirements.

CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true to the best of my knowledge. I further certify that I am authorized to sign the application for the Applicant.

Sworn and subscribed
before me this 12th day
of March, 2021

WEINER LAW GROUP LLP
Attorneys for Applicant
22nd Street Partners Urban Renewal, LLC


A Notary Public of New Jersey

By: 
Anne Marie Rizzuto, Esq.



I certify that I am the Owner of the property which is the subject of this application and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

See attached original signed Consent of Property Owner to this application. The Applicant entity is under contract to purchase the Property.

I understand that the Applicant must submit escrow money in an amount to be determined by the Administrative Officer or his/her designee in accordance with §32-9.2 of the City of Bayonne Land Subdivision and Site Plan Ordinance, which amount will be deposited into an escrow account. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall direct the Applicant to add that sum to the escrow account within fifteen (15) days.

WEINER LAW GROUP LLP
Attorneys for Applicant
22nd Street Partners Urban Renewal, LLC

By: 
Anne Marie Rizzuto, Esq.

Date: March 12, 2021

1979561v4

STATEMENT OF APPLICANT

Applicant: 22nd Street Partners Urban Renewal LLC (the "Applicant")

Property: 25 East 22nd Street, Block 206, Lot 1.01, Bayonne, NJ (the "Property")

Dated: March 12, 2021

The Applicant is seeking preliminary and final major site plan approval with respect to the above captioned Property, which is governed by a Redevelopment Plan for the former Mount Carmel school. The project proposes an adaptive reuse of the existing four-story school building with addition of a new partial fifth-story, containing thirty-one (31) residential dwelling units consisting of nine (9) two-bedroom units and twenty-two (22) one-bedroom units.

A new parking garage will be constructed and attached at the rear of the building and will contain thirty-one (31) on-site parking spaces, which are stacked/mechanical in a partially under-ground level and one (1) above-ground level. The project will contain approximately 7,177 square feet of recreational and open space, including indoor recreation, rooftop recreation and green rooftop. Landscaping, lighting and stormwater management protocols are depicted on the filed plans. The proposal provides the type of project contemplated by the Redevelopment Plan and substantially complies with its requirements. Minor design exception relief is required for the provision of shade and/or street trees.

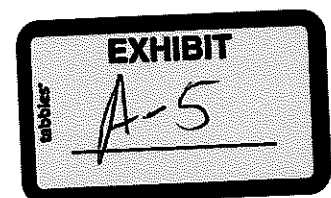
The requested relief is reasonable and within the general purpose and intent of the applicable regulations. The existing mature trees at the corner of Church Lane and East 22nd Street and along East 22nd Street meet the requirements of the Redevelopment Plan. The applicant proposes that these trees remain. With respect to the Church Lane frontage, a design exception is requested for provision of shade and/or street trees as the size of the area between the curb line and the Property line does not provide the necessary space. It would be impracticable to provide for enough area for trees and root systems. The plans depict multiple attractive landscaped areas on this frontage.

Finally, the Applicant seeks the following submission approvals:

- (a) From the checklist submission requirement of providing a denial letter from the Zoning Officer because this Property is subject to a Redevelopment Plan; and the Municipal Land Use Law permits direct application to this Board;
- (b) From the checklist submission requirement of a City Tax Office Certification of Taxes. The Property remains in ownership by the Roman Catholic Church and is tax-exempt;
- (c) Waiver is requested from any other required submission that is not to be supplied.

The Applicant further seeks any and all exceptions, waivers, submission waivers, variances, interpretations and other approvals as reflected on the filed plans as may be determined to be necessary during the review of the application.

For the reasons set forth above, the Applicant respectfully requests that the Planning Board approve this application.



Applicant's Entity Ownership Disclosure

Name of Applicant: 22nd Street Partners Urban Renewal, LLC (the "Applicant")

Project Address: 25 East 22nd Street, Block 206, Lot 1.01, Bayonne, N.J. (the "Property")

Date: March 12, 2021

As required under *N.J.S.A.* 40:55D-48.1, the following persons own 10% or more of an interest in the Applicant entity.

Name: Mitchell Burakovsky
Address: 540 Broadway, Bayonne, NJ 07002

Name: Yakov Burakovsky
Address: 540 Broadway, Bayonne, NJ 07002



**Property Owner's Consent
to Applications for Governmental Approvals**

Applicant: 22nd Street Partners, LLC and/or any related entity, including
22nd Street Partners Urban Renewal LLC (the "Applicant")

Property: Corner of East 22nd Street and Church Lane,
Block 206, Lot 1.01, Bayonne, NJ (the Property")

1. Saint John Paul II Church (successor by consolidation of Church of Our Lady of Mount Carmel, Bayonne, N.J.) (the "Owner") certifies that it is the Owner of property located at the corner of East 22nd Street and Church Lane in Bayonne, NJ, which is designated as Block 206, 1.01 on the City of Bayonne Tax Map Duplicate (the "Property").

2. The Owner authorizes and consents to the filing of any and all governmental applications for any governmental approvals related to and required for the redevelopment the Property. This authorization and consent applies to the Applicant referenced above.

3. Specifically, the Owner consents to the Applicant's filing of an application before the Planning Board of the City of Bayonne for preliminary and final site plan approval and related approvals for construction with respect to the former Mount Carmel School building located at the Property.

4. The Owner agrees to be bound by the Applicant, the representations made in the filing and presentation of the Application and the decision of the Board, in the same manner as if the Owner itself were the Applicant.

5. I am authorized to provide the above-referenced consent on the Owner's behalf.

Saint John Paul II Church (successor by consolidation of
Church of Our Lady of Mount Carmel, Bayonne, N.J.)
Property Owner

By: 
Very Reverend John J. Chadwick, Vice President

Sworn and subscribed before me
this 11th day of February, 2021

Leocadia A. Matuszczak
Notary Public, State of New Jersey

#720573V2

LEOCADIA A. MATUSZCZAK
Notary Public
STATE OF NEW JERSEY
My Commission Expires 10-23-2023





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

February 22, 2021

Michael Miceli
Weiner Law
629 Parsippany Rd
Parsippany, NJ 07054

RE: Block: 206 Lot(s): 1.01



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 (1)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
206	1.01		OUR LADY OF MT. CARMEL CHURCH	25 E 22ND ST	39 E 22ND ST	BAYONNE, NJ 07002

§

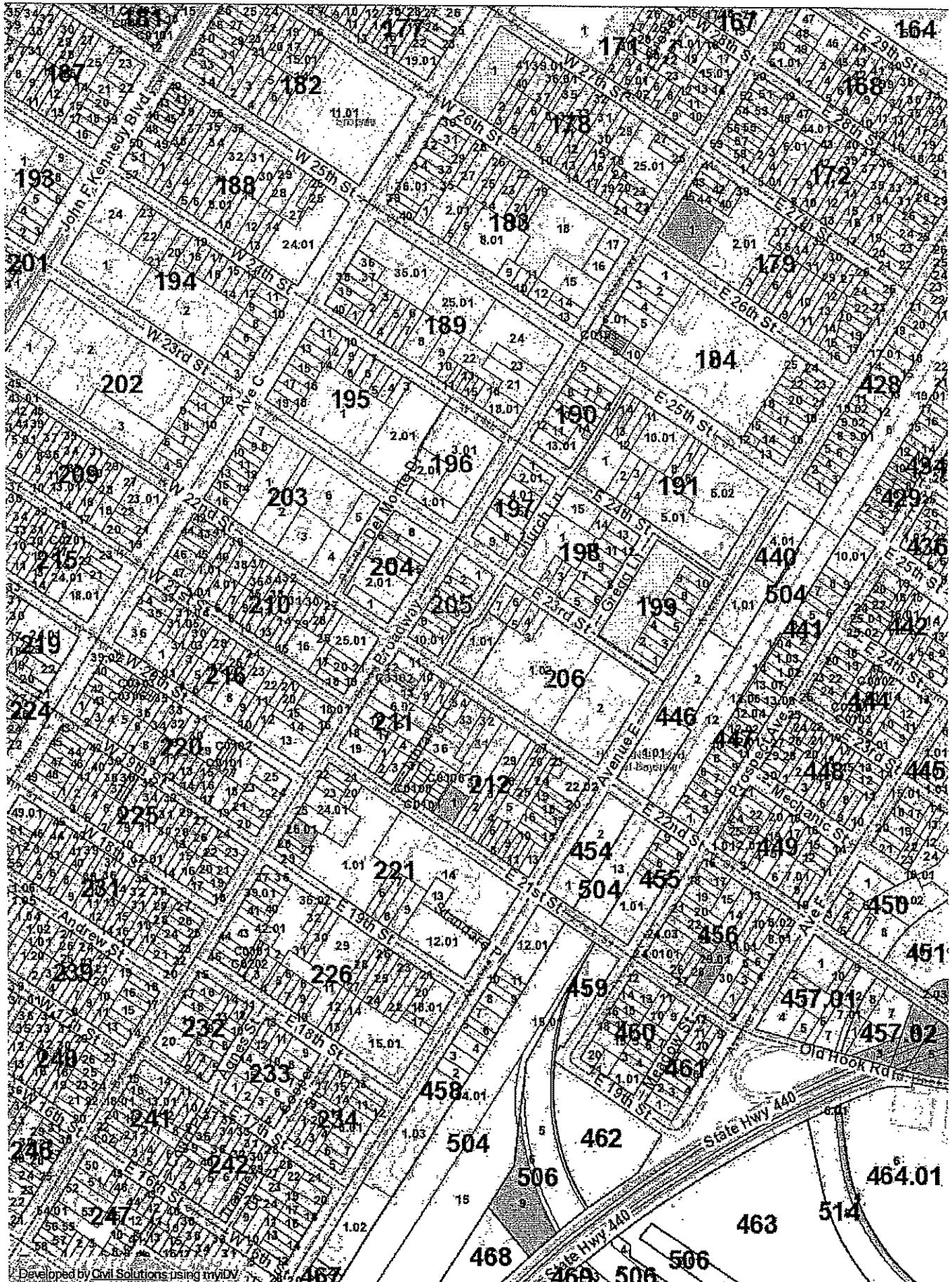
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

Adjoining Properties (39)

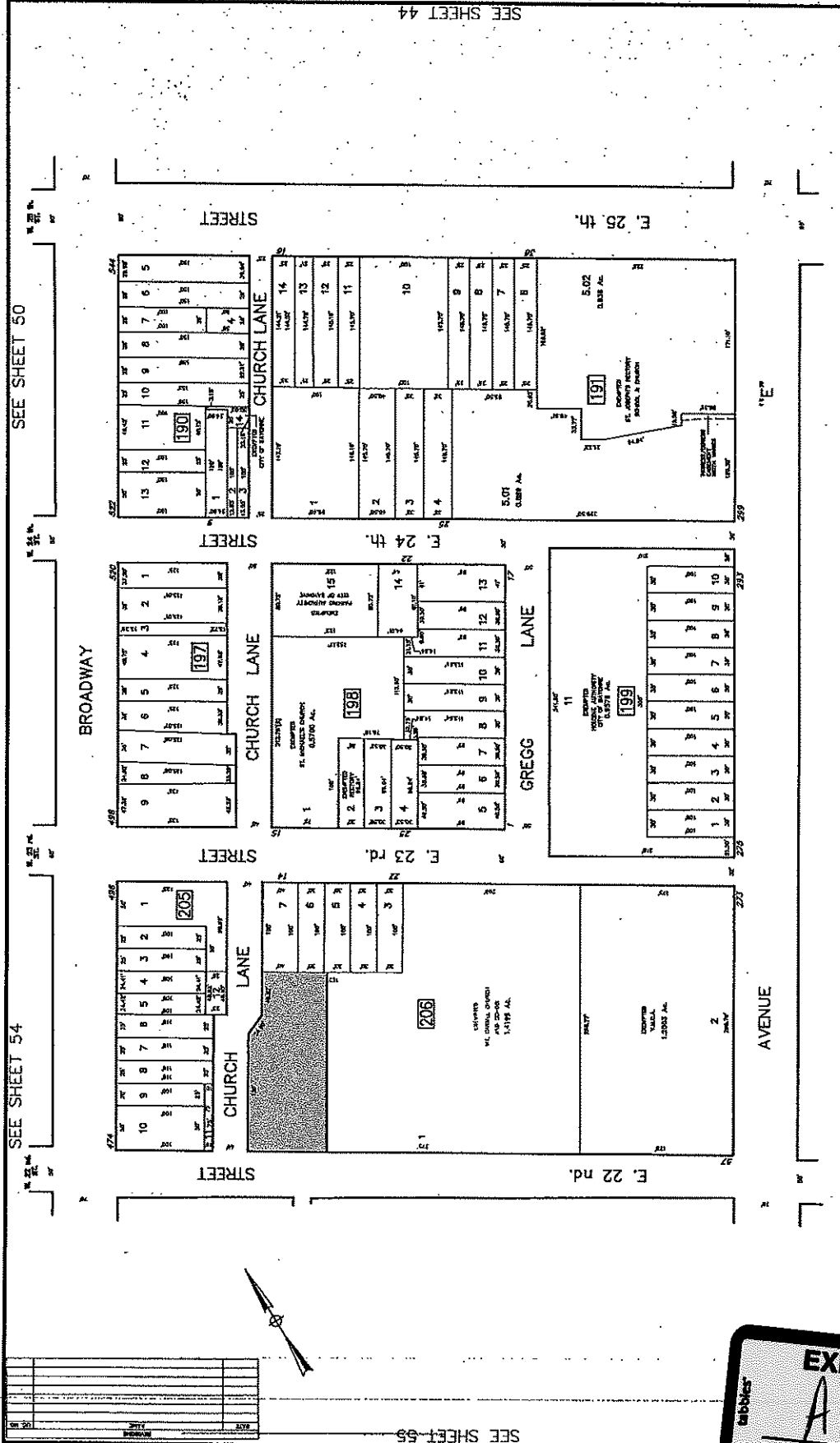
Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
197	9		FIRST FIDELITY % THOMAS REUTERS	498-500 BROADWAY	PO BOX 2609	CARLSTAD, CA 92018
198	1		OUR LADY OF DELIVERANCE SYRIAC..	15-19 E 23RD ST	21 E 23RD ST	BAYONNE, NJ 07002
198	2		OUR LADY OF DELIVERANCE SYRIAC	21 E 23RD ST	21 E 23RD ST	BAYONNE, NJ 07002
198	3		WOJTOWICZ, GRZEGORZ	23 E 23RD ST	23 E 23RD ST	BAYONNE, NJ 07002
198	4		GALLANT, KEITH E.	25 E 23RD ST	25 E 23RD ST	BAYONNE, NJ 07002
198	5		MANGANO, GASPAR ETUX	1 GREGG LA	1 GREGG LA	BAYONNE, NJ 07002
205	1		GOLDBRUN REALTY LLC %AGM ELECTRICAL	494-496 BROADWAY	1056 EAST 7TH ST	BROOKLYN, NY 11230
205	2		492 BAYONNE, LLC	492 BROADWAY	19 HIGHPOINT RD	HOLMDEL, NJ 07733
205	3		DAH BROADWAY, LLC % N. CHAUDHRY	490 BROADWAY	14 PEOPLES LINE RD	SOMERSET, NJ 08873
205	4.01		488 BROADWAY LLC	488 BROADWAY	716 15TH ST	UNION CITY, NJ 07047
205	5		BAYCO INC %JOHN'S ATTN R ROBERTS	486 BROADWAY	486 BROADWAY	BAYONNE, NJ 07002
205	6		BURAKOVSKY, YAKOV	484 BROADWAY	540 BROADWAY	BAYONNE, NJ 07002
205	7		BURAKOVSKY, YAKOV	482 BROADWAY	540 BROADWAY	BAYONNE, NJ 07002
205	8		SGOTTO, FRANCESCO	480 BROADWAY	480 BROADWAY	BAYONNE, NJ 07002
205	9		LARA GROUP LLC	478 BROADWAY	765 RIFLECAMP RD	WOODLAND PARK, NJ 07424
205	10.01		NOVA GROUP LLC	474-476 BROADWAY	99 NEW DORP PLAZA	STATEN ISLAND, NY 10306
206	1.02		OUR LADY OF MT. CARMEL CHURCH	39 E 22ND ST	39 E 22ND ST	BAYONNE, NJ 07002
206	3		SZCZESNIAK, CHRISTOPHER & EWA	22 E 23RD ST	20 E 23RD ST	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
206	4		SZCZESNIAK, WACLAW A & EVA	20 E 23RD ST	20 E 23RD ST	BAYONNE, NJ 07002
206	5		SZCZESNIAK, WACLAW & EWA	18 E 23RD ST	20 E 23RD ST	BAYONNE, NJ 07002
206	6		CHOJNOWSKI, KRZYSZTOF & AGNIESZKA	16 E 23RD ST	16 E 23RD ST	BAYONNE, NJ 07002
206	7		SORBARA, DOMENICO & ANNA MARIA	14 E 23RD ST	14 E 23RD ST	BAYONNE, NJ 07002
211	6.02		EOM 462 BROADWAY LLC%N. FRIEDMAN	462-464 BROADWAY	PO BOX 630217	BRONX, NY 10463
211	7		DWORZANSKI, RICHARD & ANN	16 E 22ND ST	20 E 22ND ST	BAYONNE, NJ 07002
211	8		TERASINA, LLC	14 E 22ND ST	943 BROADWAY	BAYONNE, NJ 07002
211	9		22ND STREET FERNANDEZ LLC	12 E 22ND ST	12 E 22ND ST	BAYONNE, NJ 07002
211	10		SUCATO, SALVATORE & MARITZA	10 E 22ND ST	943 BROADWAY	BAYONNE, NJ 07002
211	11		R & A DWECK INC %DEE & DEE	470-472 BROADWAY	3820 NOSTRAND AVE, #103	BROOKLYN, NY 11235
211	12		468 BROADWAY CONDO % RAMESHKAKA, LLC	466-468 BROADWAY	460-466 BROADWAY, UNIT A	BAYONNE, NJ 07002
211	12	C0101	RAMESHKAKA LLC	468 BROADWAY	17 ALAN TERRACE	JERSEY CITY, NJ 07306
211	12	C0102	UPENIEKS, KENNETH & MARIA	468 BROADWAY	37 W 10TH ST	BAYONNE, NJ 07002
211	13		466 BROADWAY REALTY, LLC	466 BROADWAY	37 W 10TH ST	BAYONNE CITY, NJ 07002
212	30		S FRYCZYNSKI, INC	34 E 22ND ST	34 E 22ND ST	BAYONNE CITY, NJ 07002
212	31		FRYCZYNSKI, KERRY G	28-30 E 22ND ST	34 E 22ND ST	BAYONNE CITY, NJ 07002
212	32		ROCK, ANGELA	28 E 22ND ST	28 E 22ND ST	BAYONNE, NJ 07002
212	33		PIECHOCKI, JEFFREY & REGINA ETALS	24-26 E 22ND ST	1451 SEAGULL DR	SO PETERSBURG, FL 33707
212	34		DWORZANSKI, RICHARD & ANN	20-22 E 22ND ST	20-22 E 22ND ST	BAYONNE, NJ 07002
212	35		PATEL, RAJESH	18 LIBRARY CT	18 LIBRARY CT	BAYONNE, NJ 07002
212	36		WANKO, MICHAEL & JUSTINE	6 LIBRARY CT	6 LIBRARY CT	BAYONNE, NJ 07002

Buffer Report



Developed by Civil Solutions using myiDV



SEE SHEET 50

SEE SHEET 54

SEE SHEET 55

SEE SHEET 44

TAX MAP
 CITY OF BAYONNE
 HUDSON COUNTY, NEW JERSEY
 SCALE: 1" = 30'
 AUGUST, 2003
 RICHARD A. MORALLE, P.E., P.L.S.
 T & H ASSOCIATES
 11 THIRDAVE ROAD, MIDDLETOWN TOWNSHIP
 NEW JERSEY, 07748

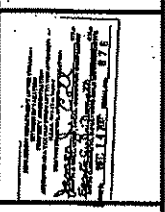


EXHIBIT
 A-9

SEE SHEET 10