

REVISED APPLICATION FORM

TYPE OF APPROVAL REQUESTED:

<input 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 checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Unimproved Road
<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Major Site Plan
<input type="checkbox"/> Certificate of Non-Conformity		

Variances: Use Bulk (c) (a) (b)

1. Location of proposed development 187 Broadway
 Block 318 Lot(s) 18
 Zone District C-1 (Neighborhood Commercial) – 8th Street Station Redevelopment Plan
 Proposed use Commercial and studio apartment on the ground floor and 4 residential units on the upper two floors.
 Lot Area 2,500 sf +/- Building area (sq. ft total) 7,500 sf +/-
 Number of off-street parking spaces 4 off site on a lot owned by the principal of the applicant.
 Area (*in feet*) of any adjoining property controlled by owner w/i 100 feet

2. Name of Applicant: 187 Broadway, LLC Phone No. (201) 437-9500 (attorney)
 Address: 165 Broadway, Bayonne, NJ 07002
 Name of Owner: same as above Phone No. (201) 437-9500
 Address: same as above

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney William J. Finnerty, Esq. (Hughes & Finnerty, P.C.)
 Address 25 W. 8th St., Bayonne, NJ 07002
 Telephone Number (201) 437-9500
 Fax Number (201) 437-9121

Applicant's Engineer/ Architect Victor Malerba, AIA
 Address 108 Luquer St., Unit 3D, Brooklyn, NY 11231
 Telephone Number 201-401-3487
 Fax Number: _____

Applicant's Planning Consultant John McDonough, , LA, PP, AICP
 Address 101 Gibraltar Drive, Suite 1A, Morris Plains, NJ 07950
 Telephone Number 973-222-6011
 Fax Number _____

Applicant's Traffic Engineer _____
 Telephone Number _____
 Fax Number _____

4. List any other expert who will submit a report or who will testify for the Applicant: *[Attach additional sheets as may be necessary]*

Name _____
Field of Expertise _____
Address _____
Telephone Number _____

All reports prepared in support of testimony should be submitted ten (10) days in advance of the public hearing.

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.

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.

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.

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.

7. Dates and types of prior development applications for this property: None

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

Present (or previous) use: There is an existing residential building on the site.

Proposed use: Commercial and studio apartment on the ground floor and four (4) residential on the upper two floors.

Number of Employees TBD Business hours TBD

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] _____ No Proposed _____

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: Residential

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

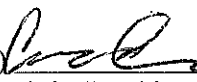
Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Bayonne Municipal Utilities Authority	_____	<u>X</u>	_____
_____ Bayonne/Hudson County Health Dept.	_____	<u>X</u>	_____
_____ Hudson County Planning Board	_____	<u>X</u>	_____
_____ Hudson County Soil Conservation District	_____	<u>X</u>	_____
NJ Department of Environmental Protection	_____	<u>X</u>	_____
Sewer Extension Permit	_____	_____	_____
Sanitary Sewer Connection Permit	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Tidal Wetlands Permit	_____	_____	_____
Other New Jersey Department of Health	_____	_____	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	_____	<u>X</u>	_____

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]*

Name Chris Cocchi Address: 165 Broadway, Bayonne, NJ
07002 Interest 100%

Applicant's Signature(s) 
Chris Cocchi, Member
Indicate title if LLC, corporation or partnership

VARIANCE RELIEF

1. Application is hereby made for:

_____ Hardship or practical difficulties (See N.J.S.A. 40:55D-70c)

 x Use and/or structure (See N.J.S.A. 40:55D-70d)

2. Property Description:

Lot size or Size of Building: 7500 s.f +/- No. of stories: 5

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* : 35-5.8

_____ for the purpose of permitting residential use on the ground floor.

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:

_____ Applicant is presently only seeking the use variance with the subsequent relief to be considered following the granting of the use variance (bifurcate the application).

 x Applicant is presently seeking all of the necessary relief.

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:

6. If the application is made for a bulk variance, explain the following:

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?

 Any bulk variances are caused by the size of the lot. The residential uses above the ground floor are authorized under the terms of the Zoning Ordinance.

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?

 Any bulk variances are caused by the size of the lot. The residential uses above the ground floor are authorized under the terms of the Zoning Ordinance

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.

None

Explain how the proposed variances can be granted:

- a. without substantial detriment to the public good _____
- b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan without substantial detriment to the public good _____

Any bulk variances are caused by the size of the lot. The residential uses above the ground floor are authorized under the terms of the Zoning Ordinance

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. The uses being proposed are in accordance with the Zoning Ordinance except for the variances requested herein.
- b. the proposed use can be granted without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance.
The uses being proposed are in accordance with the Zoning Ordinance except for the variances requested herein.

List the "special reasons" presented by the application.

- c. 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.

7. List all witnesses expected to testify:

Chris Cocchi, Victor Malerba, AIA and John McDonough, PP

8. Waivers requested of Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements: [attach additional pages as needed]

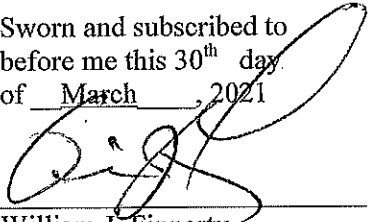
See attached

CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

[If the owner is a corporation an authorized corporate officer must sign this application. If the owner is a partnership a general partner must sign this application.]

Sworn and subscribed to
before me this 30th day
of March, 2021



William J. Finnerty,
An Attorney at Law of New Jersey

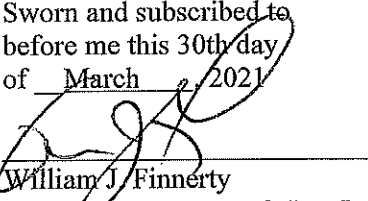


Chris Cocchi
Signature of Applicant

I certify that I am the managing Member of 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.

[If the owner is a corporation an authorized corporate officer must sign this application. If the owner is a partnership a general partner must sign this application.]

Sworn and subscribed to
before me this 30th day
of March, 2021



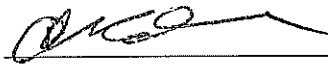
William J. Finnerty
An Attorney at Law of New Jersey



Chris Cocchi
Signature of Owner

I understand that I 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 add that sum to the escrow account within fifteen (15) days.

Date: March 30, 2021



Chris Cocchi
Signature of Applicant

CITY OF BAYONNE
PROFESSIONAL STAFF

Engineer

Robert Russo, PP, P.E.	Tel.	1-732-727-8000
CME Associates	Fax	
3141 Bordentown Ave.		
Parlin, NJ 08859		

Planner

Malvike Apte, P.P., AICP	Tel.	1-732-462-7400
CME Associates	Fax	
1460 Route 9 South		
Howell, NJ 97731		

Fire Sub-Code Official

Joseph Coughlin	Tel.	1-201-858-6017
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Zoning Officer

Tracy Tuohy	Tel.	1-201-858-6110
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	Fax	1-201-858-6185
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P.B/Z.B.O.A Certified Land Use Administrator

Alicia Losonczy	Tel.	1-201-858-6182
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	Fax	1-201-858-6185
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Planning Board / Zoning Board Attorney

Richard N. Campisano, Esq.	Tel.	1-201-653-0906
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