

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

**APPLICATION FORM**

**TYPE OF APPROVAL REQUESTED:**

_____ Site Plan	_____ Minor Subdivision	_____ Development Permit
_____ Waiver	_____ Major Subdivision	_____ Development Permit Waiver
_____ Minor	_____ Sketch Plat	_____ Conditional Use
_____ Preliminary	_____ Preliminary	_____ Unimproved Road
_____ Final	_____ Final	_____ Major Site Plan
_____ Certificate of Nonconformity		

Variances: Use [ X ] Bulk (c) [ X ] (a) [ ] (b) [ ]

Application proposes the conversion of a mixed-use building into a three-family home and will require all attendant bulk variances as well as a variance for required parking

1. Location of proposed development 646 John F. Kennedy Boulevard

Development Block A - Block 188 Lot(s) 40 Zone District R-2 Detached/Attached Residential District

Proposed use Conversion of existing mixed-use building containing two (2) dwelling units and a ground floor commercial space into a three (3) family home

Lot Area 1,226 sq. ft.

Number of off-street parking spaces: None

Area (in feet) of any adjoining property controlled by owner N/A

2. Name of Applicant: 646 JFK LLC Phone No. \_\_\_\_\_

Address: 199 Lee Ave. #900, Brooklyn, NY 11211

E-mail: mayer@powermarketingny.com

Name of Owner: 646 JFK LLC Phone No. \_\_\_\_\_

Address: same as Applicant E-mail: \_\_\_\_\_

**3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:**

Applicant's Attorney Thomas P. Leane, Esq, Connell Foley LLP

Address Harborside 5, 185 Hudson Street, Suite 2501, Jersey City, NJ 07311

Telephone Number 201-521-1000 Fax Number 201-521-0100

E-mail Address Tleane@connellfoley.com

Applicant's Engineer \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

Applicant's Planning Consultant John McDonough, LA, PP, AICP, John McDonough Associates, LLC

Address 101 Gibraltar Drive, Suite 1A, Morris Plains, NJ 07950  
Telephone Number 973-222-6011 Fax Number 973-786-6537  
E-mail Address jmcdonoughpp@gmail.com

Applicant's Architect Alan Feld Architect  
Address 930 Newark Avenue, Suite 401, Jersey City, NJ 07306  
Telephone Number 201-963-5877 Fax Number \_\_\_\_\_  
E-mail Address Alan@afarchitect.com

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 \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

**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: Mixed-Use (residential and commercial)

Proposed use: Three family home

Number of Employees N/A Business hours N/A

**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: Mixed-Use (residential and commercial)

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? N/A

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

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

**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 _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____

Applicant's Signature(s) \_\_\_\_\_

\_\_\_\_\_ Indicate title if corporation or partnership

Are any off-tract improvements required or proposed? No

Is the subdivision to be filed by Deed or Plat? \_\_\_\_\_

What form of security does the applicant propose to provide as performance and maintenance guarantees?

N/A

1.

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

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

2. DISCLOSURE STATEMENT

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Name Mayer Weber Address 199 Lee Ave., Ste 900, Brooklyn, NY 11211  
Interest 100%

Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_  
 Name \_\_\_\_\_ Address \_\_\_\_\_ Interest \_\_\_\_\_

Applicant's Signature(s) Mayer Weber

owner / Member / Manager  
Indicate title if corporation or partnership

**VARIANCE RELIEF**

1. Application is hereby made for:

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

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

2. Property Description:

Lot size 1,226 Size of Building: Approx: 3,150 sq. ft. No. of stories: 3

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)*: NJSA 40:55D-70(d)(1) Use – Section 35-5.3.a to permit a three family home; N.J.S.A. 40:55D-70(c) Attendant Bulk Variances – Section 35-5.3.e; N.J.S.A. 40:55D-70(c) Minimum Required Parking Spaces – Section 35-17.6

for the purpose of conversion of existing Mixed-Use building to three-family home

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).

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  No

If so, attach copies of previous approvals and/or state the date, application number, character of appeal and disposition:

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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 impractical difficulties or hardship inconsistent with the general purpose or intent of the ordinance?

Structure is existing and will not be expanded. The lot is undersized and no additions or subdivision are proposed.

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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?

The existing use is pre-existing and non-conforming. Conversion to a three-family home will bring the existing structure closer to conformity with the R-2 Zoning and residential nature of the neighborhood.

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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

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Explain how the proposed variances can be granted:

a. without substantial detriment to the public good The existing structure will not be expanded and a non-conforming use will be removed.

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b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan Removal of the commercial use and conversion to a residential use will bring the structure more in conformity with the existing zoning.

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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.

The existing structure will not be expanded and a non-conforming use will be removed.

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

Removal of the commercial use and conversion to a residential use will bring the structure more in conformity with the existing zoning.

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c. List the "special reasons" presented by the application.

The structure is existing and already contains a residential use. The property is particularly well suited to accommodate the use with in an existing structure. The property is a corner lot and the proposed use will not will not impede on existing light and air to existing structures through expansion of the structure.

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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.  
Undersized lot and existing structure.

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8. List all witnesses expected to testify:

Architect Alan Feld

Licensed Planner John McDonough

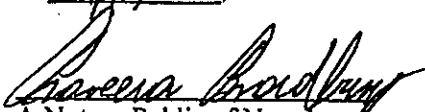
9. Waivers requested of Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements: *[attach additional pages as needed]*

**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 7<sup>th</sup> day  
of April, 2022

  
A Notary Public of New Jersey

646 JFK LLC

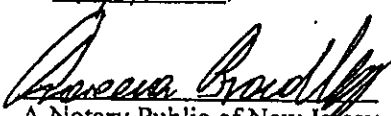
  
Signature of Applicant

Praveena Bradbury Notary Public New Jersey My Commission Expires 8-22-2024 No. 50111176
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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.

*[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 7<sup>th</sup> day  
of April, 2022

  
A Notary Public of New Jersey

646 JFK LLC

  
Signature of Owner

Praveena Bradbury Notary Public New Jersey My Commission Expires 8-22-2024 No. 50111176
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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: 4/7/22

646 JFK LLC

  
Signature of Applicant