

**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 FOR DEVELOPMENT 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 type="checkbox"/> Preliminary                  | <input type="checkbox"/> Preliminary       | <input type="checkbox"/> Unimproved Road           |
| <input type="checkbox"/> Final                        | <input type="checkbox"/> Final             | <input type="checkbox"/> Major Site Plan           |
| <input type="checkbox"/> Certificate of Nonconformity |                                            |                                                    |

Variances: Use [☒] Bulk (c) [☐] (a) [☐] (b) [☐]

### **1. Location of proposed development 271 Broadway**

Block 267 Lot(s) 23 Zone District ORS

Proposed use Professional Office - Mortgage broker office.

Lot Area 2,648 sf Building area (sq. ft total) \_\_\_\_\_

Number of off-street parking spaces 0

Area (in feet) of any adjoining property controlled by owner \_\_\_\_\_

### **2. Name of Applicant: Prime Tree Lending Inc.**

Phone No. 201-401-7516

Address: 271 Broadway, Bayonne, NJ 07002

E-mail: Meena@primetreelending.com

Name of Owner: Broadway Freedom LLC

Phone No. 201-401-7516

Address: 43 Ocean Ave, Jersey City, NJ 07305

E-mail: Meena@primetreelending.com

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

Applicant's Attorney Eugene P. O'Connell, Esq.

Address 853 Summit Avenue, Jersey City, NJ 07307

Telephone Number 201-963-3668

Fax Number 201-963-2005

E-mail Address Gene@eugeneoconnell.com

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

Address \_\_\_\_\_

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

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

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

Applicant's Planning Consultant Dresdner Robin - Carolyn Worstell, PP, AICP

Address 1 Evertrust Plaza, Suite 901, Jersey City, NJ 07302

Telephone Number 201-217-9200

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

E-mail Address Cworstell@dresdnerrobin.com

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

Address \_\_\_\_\_

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

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

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

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: \_\_\_\_\_

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: Barber shop

Proposed use: Mortgage broker office

Number of Employees 1 Business hours 9am - 5pm

**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: Vacant

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? No

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 |
|---------------------------------------------------------|---------------|---------------|----------------------|
| Passaic Valley Sewage Commissioners                     | <u>      </u> | <u>X</u>      | <u>          </u>    |
| Bayonne Municipal Utilities Authority                   | <u>      </u> | <u>X</u>      | <u>          </u>    |
| <u>      </u> Bayonne/Hudson County Health Dept.        | <u>      </u> | <u>X</u>      | <u>          </u>    |
| <u>      </u> Hudson County Planning Board              | <u>      </u> | <u>X</u>      | <u>          </u>    |
| <u>      </u> Hudson County Soil Conservation District  | <u>      </u> | <u>X</u>      | <u>          </u>    |
| NJ Department of Environmental Protection               | <u>      </u> | <u>X</u>      | <u>          </u>    |
| Sewer Extension Permit (TWA)                            | <u>      </u> | <u>X</u>      | <u>          </u>    |
| Sanitary Sewer Connection Permit                        | <u>      </u> | <u>      </u> | <u>          </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>      </u> | <u>X</u>      | <u>          </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>      </u> | <u>X</u>      | <u>          </u>    |
| NJ Department of Transportation                         | <u>      </u> | <u>X</u>      | <u>          </u>    |
| Public Service Electric & Gas Company                   | <u>      </u> | <u>X</u>      | <u>          </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 | <u>Meenakshi Sharma</u>                 | Address | <u>271 Broadway, Bayonne, NJ 07002</u>  | Interest | <u>100%</u>       |
| Name | <u>                                </u> | Address | <u>                                </u> | Interest | <u>          </u> |
| Name | <u>                                </u> | Address | <u>                                </u> | Interest | <u>          </u> |
| Name | <u>                                </u> | Address | <u>                                </u> | Interest | <u>          </u> |
| Name | <u>                                </u> | Address | <u>                                </u> | Interest | <u>          </u> |
| Name | <u>                                </u> | Address | <u>                                </u> | Interest | <u>          </u> |

Applicant's Signature(s) Meenakshi Sharma

                                  
President

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 24 x 109 Size of Building: \_\_\_\_\_ No. of stories: 3

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* : d(1) Use Variance

\_\_\_\_\_ for the purpose of Professional office (Mortgage broker office)

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:

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?

No

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?

See attached Justification for Use Variance

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.

N/A

Explain how the proposed variances can be granted:

- a. without substantial detriment to the public good \_\_\_\_\_

See attached Justification for Use Variance

- b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan \_\_\_\_\_

See attached Justification for Use Variance

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.

See attached Justification for Use Variance

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

See attached Justification for Use Variance

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

See attached Justification for Use Variance

- 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.

See attached Justification for Use Variance

8. List all witnesses expected to testify:

Carolyn Worstell, PP, AICP

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 20<sup>th</sup> day  
of April, 2026



A Notary Public of New Jersey  
EUGENE P. O'CONNELL  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

  
Signature of Applicant

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 20<sup>th</sup> day  
of April, 2026



A Notary Public of New Jersey  
EUGENE P. O'CONNELL  
ATTORNEY AT LAW  
STATE OF NEW JERSEY

  
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: 04-20-2026

  
Signature of Applicant