

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:

Amended 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 [] Bulk (c) [] (a) [] (b) []

1. Location of proposed development 191 LeFante Way
Block 412 Lot(s) 2.03 Zone District Riverwalk at South Cove Redev. Plan
Proposed use Commercial

Lot Area 20.83 acres Building area (sq. ft total) ±267,942 SF

Number of off-street parking spaces 1,042

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

2. Name of Applicant: South Cove Redevelopment IV Urban Renewal, LLC Phone No. 201-437-0239

Address: PO Box 1009 Bayonne, NJ 07002 E-mail: frank@alessiorg.com

Name of Owner: Same as Applicant Phone No. _____

Address: _____ E-mail: _____

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Patrick McNamara

Address 331 Newman Springs Road, Building 3, Suite 310, Red Bank, NJ 07701

Telephone Number 732-780-5590 Fax Number 732-695-8108

E-mail Address PMcnamara@sh-law.com

Applicant's Engineer SR3 Engineers

Address 100 Essex Avenue, Suite 201, Bellmawr, NJ 08031

Telephone Number 856-933-3323 Fax Number _____

E-mail Address srenauro@sr3engineers.com

Applicant's Planning Consultant 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 Traffic Engineer Dolan & Dean Consulting Engineers

Address 181 West High Street, Somerville, NJ 08876

Telephone Number 908-927-0100 Fax Number 908-927-0181

E-mail Address gary@dolandean.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 Gerry Spanola
Field of Expertise Architect
Address 157 Broad Street, Suite 107, Red Bank, NJ 07701
Telephone Number 732-212-0007 Fax Number: _____
E-mail Address: gspanola@architravegroup.net

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: Original Planning Board Resolution of Approval No. SPR #215-042596 adopted 7/23/1996, Riverwalk at South Cove Redevelopment Plan adopted via Resolution No p-18-014 July 10, 2016, thereafter amended 10/22/2018. P2021-003 April 2021

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

Present (or previous) use: Day Care, Doctors Office, Retail, Beauty Salon Suites

Proposed use: ~~Americas Best and other~~ retail/service oriented businesses and offices,

Number of Employees _____ Business hours _____

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property: N/A
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: Commercial Shopping Center

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? Standard bonds and escrow as required under Municipal Land Use Law

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

	Yes	No	Date Plans Submitted
Passaic Valley Sewage Commissioners		X	
Bayonne Municipal Utilities Authority	X		Pending Submission
Bayonne/Hudson County Health Dept.		X	
Hudson County Planning Board		X	
Hudson County Soil Conservation District		X	
NJ Department of Environmental Protection	X		Pending Submission
Sewer Extension Permit (TWA)		X	
Sanitary Sewer Connection Permit		X	
Stream Encroachment Permit		X	
Waterfront Development Permit	X		Approved (file 0901-13-0006.1)
Water Extension Permit		X	
Wetlands Permit	X		Approved (file 0901-13-0006.1)
Tidal Wetlands Permit		X	
Other (specify) _____		X	
NJ Department of Transportation		X	
Public Service Electric & Gas Company	X		Pending Submission

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>Vincent Alessi</u>	Address	<u>PO Box 1009 Bayonne, NJ 07002</u>	Interest	<u>37.22%</u>
Name	<u>Francesco Alessi</u>	Address	<u>PO Box 1009 Bayonne, NJ 07002</u>	Interest	<u>31.47%</u>
Name	<u>Nancy Alessi</u>	Address	<u>PO Box 1009 Bayonne, NJ 07002</u>	Interest	<u>31.47%</u>
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

Applicant's Signature(s) Francesco Alessi

Francesco Alessi, Member
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 _____ Size of Building: _____ No. of stories: _____

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

_____ for the purpose of _____

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?

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?

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.

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 _____

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.

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

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

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.

8. List all witnesses expected to testify:

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 10 day of June 2022
MARIA KANIEWSKI
ID # 2423950
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Aug. 13, 2023

[Signature]
A Notary Public of New Jersey

[Signature]
Signature of Applicant

2022

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 10 day of June 2022
MARIA KANIEWSKI
ID # 2423950
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Aug. 13, 2023

[Signature]
A Notary Public of New Jersey

[Signature]
Signature of Owner

2022

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: 6/10/2022

[Signature]
Signature of Applicant