

**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:**

<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"/> 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		<input type="checkbox"/> Amnesty Program

Variances: Use [ ] Bulk (c) [ X ] (a) [ ] (b) [ ]  
Ord. 35-17.5 parking stall size \_\_\_\_\_

1. Location of proposed development 23 West 40<sup>th</sup> Street  
Block 101 Lot(s) 13 Zone District R-2  
Proposed use 2 Family residential dwelling – adding a one-car carport  
Lot Area 25X100 Building area (sq. ft total) \_\_\_\_\_  
Number of off-street parking spaces 0  
Area (in feet) of any adjoining property controlled by owner none

2. Name of Applicant: Tharwat Kalds Phone No. \_\_\_\_\_  
Address: 18 West 40<sup>th</sup> Street Email: \_\_\_\_\_  
Name of Owner: same Phone No. \_\_\_\_\_  
Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

Applicant's Attorney Raff, Masone & Weeks, P.A. (Paul N. Weeks, Esq)  
Address 1083 Avenue C, Bayonne, NJ 07002  
Telephone Number 201-339-0924  
Fax Number 201-339-0250

Applicant's Engineer Ayman Sedra, AIA  
Address 188 Eagle Rock Avenue, 2<sup>nd</sup> Floor, Suite #5, Roseland, NJ 07068  
Telephone Number 973-302-3022  
Fax Number email: asedra@asadesignsllc.com

Applicant's Planning Consultant N/A  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Fax Number \_\_\_\_\_

Applicant's Traffic Engineer N/A  
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 N/A  
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: 2 family residential dwelling with no off-street parking

Proposed use: 2 family residential dwelling – construct car port with one off-street parking space

Number of Employees 0 Business hours n/a

**PROPERTY INFORMATION:**

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:  
Yes [attach copies] \_\_\_\_\_ No X 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: 1 family residential dwelling

Is a public water line available? Y

Is public sanitary sewer available? Y

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? Builders insurance only

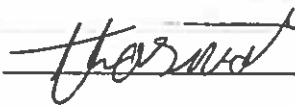
Other approvals, which may be required and date plans submitted:

	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 <u>N/A</u>	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



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

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Explain how the proposed variances can be granted:

- a. without substantial detriment to the public good Applicant's proposed carport conforms with other existing carports on the block and will not encroach on existing right-of-ways.
- b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan The neighborhood in the R-2 district has numerous carports of similar construction. The proposed carport would not be an anomaly in the neighborhood.

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.

N/A

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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.

N/A

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

N/A

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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.

N/A

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8. List all witnesses expected to testify:

Ayman Sedra

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

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**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 21 day



[Signature]  
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 21 day



[Signature]  
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: 7/21/2021

[Signature]  
Signature of Applicant