PLANNING AND DEVELOPMENT

APPENDIX A
City of Bayonne
County of Hudson
APPLICATION FOR DEVELOPMENT

TYPE OF APPROVAL REQUESTED:

<table>
<thead>
<tr>
<th>X</th>
<th>Site Plan</th>
<th>Minor Subdivision</th>
<th>Minor Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Waiver</td>
<td>Major Subdivision</td>
<td>Development Permit</td>
</tr>
<tr>
<td></td>
<td>Minor</td>
<td>Sketch Plat</td>
<td>Development Permit</td>
</tr>
<tr>
<td>X</td>
<td>Preliminary</td>
<td>Preliminary</td>
<td>Conditional Use</td>
</tr>
<tr>
<td>X</td>
<td>Final</td>
<td>Final</td>
<td>Unimproved Road</td>
</tr>
</tbody>
</table>

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

1. Name of Applicant: 745-747 Broadway LLC
   Address: 745-747 Broadway
   Phone No.

2. Name of Owner: 745-747 Broadway LLC
   Phone No.
   Address:

3. Location of proposed development:
   Block 139 Lot 18 & 19
   Proposed use: Multi-family residential
   Lot Area: 5,964 SF
   Building area (square feet total): 26,468 sf
   Number of off-street parking spaces: 0
   Area (in feet) of any adjoining property controlled by owner: N/A

4. Dates and types of prior development applications for this property: N/A
   Change in occupancy utilizing existing facilities
   Addition(s) or expansion of existing facilities
   X All new construction
   Site work only
   Other

   Present (or previous) use:
   Proposed use: Multi-family residential
   Number of Employees: N/A
   Business hours: N/A

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. See attached.

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

(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:

Is a public water line available? __Yes

Is public sanitary sewer available? __Yes

Are any off-street improvements required or proposed? __Yes

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?

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

<table>
<thead>
<tr>
<th>City of Bayonne for Water and Sewer Sources</th>
<th>Yes</th>
<th>No</th>
<th>Date Plans Submitted</th>
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<tbody>
<tr>
<td>Bayonne/Hudson County Health Dept.</td>
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<td>Hudson County Planning Board</td>
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<td>Hudson County Soil Conservation District</td>
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<td>NJ Department of Environmental Protection</td>
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<tr>
<td>Sewer Extension Permit</td>
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<td>Sanitary Sewer Connection Permit</td>
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<td>Stream Encroachment Permit</td>
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<td>Waterfront Development Permit</td>
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<tr>
<td>Wetlands Permit</td>
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<tr>
<td>Tidal Wetlands Permit</td>
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<td>Other</td>
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<tr>
<td>NJ Department of Transportation</td>
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<tr>
<td>Public Service Electric and Gas Company</td>
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</tbody>
</table>

Editor’s Note: Bayonne MUA dissolved by Ord. No. O-16-48, effective 12-31-2016.

6. APPLICANT’S ATTORNEY AND EXPECTED WITNESSES:

Applicant’s Attorney __Donald M. Pepe__
Address 331 Springs Road, Building 3, Suite 310, Red Bank, NJ 07701
Telephone Number 732.568.8370
Fax Number 732.568.8372

Applicant’s Engineer __Edwin A Reimon, P.E., C.M.E.__
Address 11 Park Avenue, Rutherford, NJ 07070
Telephone Number 201-939-0001 / reimont5@msn.com
Fax Number N/A

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 jmcdonoughpp@gmail.com
PLANNING AND DEVELOPMENT

Fax Number 973.786.6537

Applicant’s Traffic Engineer Lee Klein, P.E., PTOE
Telephone Number 973-985-3464

Fax Number

List any other expert who will submit a report or who will testify for the Applicant:
[Attach additional sheets as may be necessary]
Name Richard Garber, Principal Architect, NJ License # 21A101735200
Field of Expertise Architecture
Architectural Report
Address GRO Architects PLLC 125 Maiden Lane, Suite 506, New York, NY 10038
Telephone Number 212.346.0705

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

7. 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 current tax duplicate, located within the State and 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 application and the service on the affected owners must be accompanied at least 10 days prior to the date scheduled by the Board Secretary for the hearing.
To be provided.
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.
To be provided.

8. DISCLOSURE STATEMENT
Pursuant to N.J.S.A. 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.A. 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.]

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>Menachem Klein</td>
<td>5 Carter Lane # 311</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Interest</td>
</tr>
<tr>
<td>Name</td>
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</tr>
</tbody>
</table>

Applicant’s Signature(s) 

Indicate title if corporation or partnership

Authorized Representative
1. Application is hereby made for:
   - X 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: 5,964 SF
   - Size of Building: 26,468 SF
   - No. of Stories: 6 STORIES AND 60'-6" (ADDING 10% OF THE ALLOWABLE HEIGHT)

3. This request for variance relief consists of (list sections of the Ordinance from which variance is requested):
   - Please see the attached List of Variances and Waivers.

   for the purpose of

4. If 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:
   - N/A
   - _____ 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? N/A
   - Yes   ____ No

   If so, attach copies of previous approvals and/or state the date, application number, character or 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?
   - Please see the attached List of Variances and Waivers.

   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?
   - Please see the attached List of Variances and Waivers.
Bayonne Code

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: Please see the attached List of Variances and Waivers.

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: N/A

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:
   - Project Engineer
   - Project Traffic Engineer
   - Project Architect
   - Project Planner

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

Environmental Impact Statement
PLANNING AND DEVELOPMENT

33 Attachment 3

APPENDIX C
City of Bayonne
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 applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 24th day of 04, 2023

[Signature]

A Notary Public of the State of New Jersey
JUDAH SPITZER
NOTARY PUBLIC, State of New York
No. 01SP6216793
Qualified in Orange County
Commission Expires January 25, 2023

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 this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 24th day of 04, 2022

[Signature]

[Printed Name]
Title: Authorized Representative

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 § 33-9.2 of the City of Bayonne Planning and Development Ordinance, which amount will be deposited into an escrow account. I further understand 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 the sum to the escrow account within 15 days.

Date: ________________________________

[Signature]

[Printed Name]
Title: Authorized Representative

[Date: ]

Signature of Applicant