

PLANNING AND DEVELOPMENT

33 Attachment 1

APPENDIX A
City of Bayonne
County of Hudson
APPLICATION FOR DEVELOPMENT

TYPE OF APPROVAL REQUESTED:

- Site Plan, Minor Subdivision, Development Permit, Waiver, Major Subdivision, Development Permit, Minor, Sketch Plat, Development Permit, Preliminary, Preliminary, Conditional Use, Final, Final, Unimproved Road

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

- 1. Name of Applicant 745-747 Broadway LLC Phone No. Address: 745-747 Broadway Name of Owner: Phone No. Address:
2. Location of proposed development: Block 139 Lot 18 & 19 Zone District Central Business District (CBD) 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
3. Dates and types of prior development applications for this property: N/A
Type of Proposed: 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
4. 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.
5. 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:

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

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 / reimon5@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

jmcdonoughpp@gmail.com

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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 # 21AI01735200

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.]

Name	<u>Menachem Klein</u>	Address	<u>5 Carter Lane #311</u>	Interest
Name		Address	<u>Monroe NY 10950</u>	Interest
Name		Address		Interest
Name		Address		Interest
Name		Address		Interest
Name		Address		Interest

Applicant's Signature(s) 

Indicate title if corporation or partnership

Authorized Representative



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

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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 24<sup>th</sup> day of Dec. 2022

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, 2026  
26

Signature of Applicant: \_\_\_\_\_

*yk*

Printed Name

Menachem Klein

Title: Authorized Representative

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 24<sup>th</sup> day of Dec, 2022

*JSP*

JUDAH SPITZER  
NOTARY PUBLIC, State of New York  
No. 01SP6216793  
Qualified in Orange County  
Commission Expires January 25, 2026  
26

\_\_\_\_\_

Signature of Owner

Printed Name:

Menachem Klein

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 of Applicant