

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 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 checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Unimproved Road
<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Final	<input type="checkbox"/> Major Site Plan
<input type="checkbox"/> Certificate of Nonconformity		

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

1. Location of proposed development 54 Flagship Street
 Block 751 Lot(s) 1.06 Zone District Harbor Station South - HS-2 Area
 Proposed use New Six (6) Story Residential Building consisting of 159 Residential Units and Ground Floor Retail of 8,745 Sqft

Lot Area 120,223 Sq.Ft. Building area (sq. ft total) 174,520 Sq.Ft.
 Number of off-street parking spaces 166 Spaces
 Area (in feet) of any adjoining property controlled by owner Owner has an interest in +/- s.f. of adjacent property through related entities with varying degrees of control.

2. Name of Applicant: Gauri Shankar Flagship Urban Renewal, LLC Phone No. 201-988-7788
 Address: 2449 Kennedy Blvd., Jersey City, NJ 07304 E-mail: Raj@guptadevelopment.com
 Name of Owner: Gauri Shankar Flagship Urban Renewal, LLC Phone No. 201-988-7788
 Address: 2449 Kennedy Blvd., Jersey City, NJ 07304 E-mail: Raj@guptadevelopment.com

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Donald M. Pepe, Esq.
 Address 331 Newman Springs Road, Building 3, Ste. 310, Red Bank, New Jersey 07701
 Telephone Number 732-768-9348 Fax Number 732-695-8108
 E-mail Address dpepe@sh-law.com

Applicant's Engineer InSite Engineering, LLC
 Address 1955 Route 34, Ste. 1A, Wall, New Jersey 07719
 Telephone Number 908-229-6323 Fax Number 732-531-7344
 E-mail Address Eric@InSiteEng.net

Applicant's Planning Consultant Minno Wasko Architects and Planners
 Address 80 Lambert Lane, Ste. 105, Lambertville, New Jersey 08530
 Telephone Number 609-397-9009 / 973-214-9416 Fax Number _____
 E-mail Address Sjohnson@minnowasko.com

Applicant's Traffic Engineer Klein Traffic Consulting, LLC
 Address 156 Walker Rd., West Orange, New Jersey 07052
 Telephone Number 973-985-3464 Fax Number _____
 E-mail Address Leekleintraffic@gmail.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 _____
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: N/A

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: vacant lot

Proposed use: multi-family mixed use

Number of Employees 25 Business hours 24/7

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 lot

Is a public water line available? Yes

Is public sanitary sewer available? Yes

Are any off-tract 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? Bond

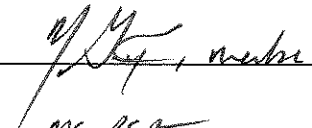
Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Passaic Valley Sewage Commissioners	<u>X</u>	_____	<u>tbd</u>
Bayonne Municipal Utilities Authority	<u>X</u>	_____	<u>tbd</u>
_____ Bayonne/Hudson County Health Dept.	_____	<u>X</u>	_____
_____ Hudson County Planning Board	_____	<u>X</u>	_____
_____ Hudson County Soil Conservation District	<u>X</u>	_____	<u>tbd</u>
NJ Department of Environmental Protection	_____	<u>X</u>	_____
Sewer Extension Permit (TWA)	<u>X</u>	_____	<u>tbd</u>
Sanitary Sewer Connection Permit	_____	<u>X</u>	_____
Stream Encroachment Permit	_____	<u>X</u>	_____
Waterfront Development Permit	_____	<u>X</u>	_____
Water Extension Permit	_____	<u>X</u>	_____
Wetlands Permit	_____	<u>X</u>	_____
Tidal Wetlands Permit	_____	<u>X</u>	_____
Other (specify) _____	_____	_____	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	<u>X</u>	_____	<u>tbd</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>Neeraj Gupta</u>	Address	<u>2449 Kennedy Blvd., Jersey City, NJ 07304</u>	Interest	<u>100</u>
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

Applicant's Signature(s) 

_____ MEMBER _____
Indicate title if corporation or partnership

*Proposed Signage

- (1) Canopy mounted retail sign per tenant per frontage (waiver requested for canopy mounting)
 - Not to exceed 40sf in area (waiver)
 - Halo back lit and internally illuminated (waiver)
 - Located as required in Redevelopment Plan
- (1) Canopy mounted residential sign per entry (2 total)
 - Not to exceed 50sf in area (waiver)
 - Halo back lit and internally illuminated (waiver)
- Street numbering signage for each retail tenant / entry to residential
 - Min 6" in height
 - As required

VARIANCE RELIEF

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 120,223 Size of Building: 174,520 sq. ft No. of stories: 6

3. This request for variance relief consists of *(list sections of the Ordinance from which*

variance is requested : Relief is sought from the minimum unit size requirement under the redevelopment plan, and the requirement to provide a
 40 linear foot on-site loading space (a smaller on-site space is provided and a loading space of conforming size is proposed off-site).

***Please see additional notes provided above.**

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:

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).

N/A 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 X 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?

-Property is located in an emerging area of the City of Bayonne with a planned ferry terminal.
 -Varying unit sizes increase attainability of rents and a more diverse tenant population.

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 _____

De minimis effect and the good of providing diverse apartment sizes and more visible signage out weighs any harm.

b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan De minimis deviation from the Redevelopment 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.

N/A

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:

All professionals listed herein

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

Order of the Administrative Officer precipitating the application

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 31st day
of January, 2022

[Signature] ESO
A Notary Public of New Jersey
ATTORNEY AT LAW OF NJ

[Signature], name
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 31st day
of January, 2022

[Signature] ESO
A Notary Public of New Jersey
ATTORNEY AT LAW OF NJ

[Signature], name
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: January 17, 2022

[Signature], name
Signature of Applicant

APPLICATION FEE CALCULATION WORKSHEET

Block 751, Lot 1.06

	Fee		Escrow	
Residential with Site Plan		\$0	\$1,500	\$1,500
Preliminary Major Site Plan Residential	\$500 1 st unit, \$100 each additional (158)	\$16,300	In excess of 100 units	\$18,000
Preliminary Major Site Plan Non-residential	\$1,000 + 0.25/sf	\$3,090	5,000 sf – 10,000 sf	\$4,000
Final Major Site Plan Residential	2/3 preliminary fee	\$10,867	In excess of 100 units	\$7,500
Final Major Site Plan Non-residential	2/3 preliminary fee	\$2,060	1/3 preliminary fee	\$1,333
"c" variances	\$200 for 1 st and \$150 for each additional	\$350	Lots over 3,000 sf	\$1,000
Completeness review Residential		\$50		\$500
Completeness review Non-residential		\$100		\$1,000
TOTAL		\$32,817		\$34,833