

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 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 7 Lower Hook Road
Block 479 Lot(s) 1 Zone District 7 Lower Hook Road Redevelopment Plan
Proposed use warehouse transload facility

Lot Area 2.29 acres Building area (sq. ft total) 70,350 sf
Number of off-street parking spaces 11
Area (in feet) of any adjoining property controlled by owner N/A

2. Name of Applicant: 7 Hook Road, LLC Phone No. 201-304-3676
Address: 85 E. 2nd Street, Bayonne, NJ 07002 E-mail: frank@alesiorg.com
Name of Owner: same as Applicant Phone No. _____
Address: _____ E-mail: _____

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Lisa A. John-Basta, Esq – Chiesa Shahinian & Giantomasi PC
Address One Boland Drive, West Orange, New Jersey 07052
Telephone Number 973-530-2083 Fax Number _____
E-mail Address ljohn-basta@csglaw.com

Applicant's Engineer Samuel Renauro, PE – SR3 Engineers
Address 100 Essex Avenue, Suite 201, Bellmawr, New Jersey 08031
Telephone Number 856-933-3323 Fax Number _____
E-mail Address srenauro@sr3engineers.com

Applicant's Planning Consultant _____
Address _____
Telephone Number _____ Fax Number _____
E-mail Address _____

Applicant's Traffic Engineer _____
Address _____
Telephone Number _____ Fax Number _____
E-mail Address _____

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 **Rick Pratt, AIA – Pratt Design Studio, LLC**

Field of Expertise **Architecture**

Address **175 10th Street, Belford, New Jersey 07718**

Telephone Number **609-668-8002** Fax Number: _____

E-mail Address: **Rick@pratt-ds.com**

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. **See attachment**

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. **Draft Notice Attached**

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: **decommissioned industrial site formerly operated by PDQ Plastics, Inc.**

Type of Use 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: **previous industrial use**

Proposed use: **warehouse transload facility**

Number of Employees **TBD** Business hours **TBD**

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] **X** No _____ Proposed _____ **See enclosed survey and attached Indenture recorded in Deed Book 1958, Page 213.**

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: **former industrial use**

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? As may be required pursuant to N.J.S.A. 40:55D-38(c)

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) Flood Hazard Area Permit	<u>X</u>	___	_____
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.] See attached*

Name _____	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

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 **2.29 acres** Size of Building: **70,350 sf** _____ No. of stories: **1** _____

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* : **Section 2.4 Parking Regulations – to provide less parking than required by the Redevelopment Plan and Section 2.5.9.a Fence Height – to exceed the maximum permissible fence height along the street line.**

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: Not applicable.

_____ 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?

Testimony to be provided during the public hearing on the application.

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?

Testimony to be provided during the public hearing on the application.

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.

Not applicable

Explain how the proposed variances can be granted:

a. without substantial detriment to the public good _____

Testimony to be provided during the public hearing on the application

b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan _____

Testimony to be provided during the public hearing on the application

7. If the application is made for a use variance, explain the following: **Not applicable.**

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:

A professional planner has not been identified to date.

9. Waivers requested of Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements: *[attach additional pages as needed]* **Not applicable.**

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 ____ day
of _____, 2021

A Notary Public of New Jersey

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 ____ day
of _____, 2021

A Notary Public of New Jersey

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: _____

Signature of Applicant

APPLICATION FORM ATTACHMENT

5. Detailed explanation of the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises.

The Applicant, 7 Hook Road, LLC is seeking preliminary and final major site plan approval with variance relief in order to develop property located at 7 Lower Hook Road, and designated as Block 479, Lot 1 on the Tax Map of the City of Bayonne (the "Property").

The Property is a decommissioned industrial site formerly operated by PDQ Plastics, Inc., and zoning for the Property is governed by the 7 Lower Hook Road Redevelopment Plan (the "Redevelopment Plan").

The Applicant proposes to develop the Property with a warehouse transload facility. More specifically, the Applicant proposes to construct a 70,350 square foot warehouse building (inclusive of 1,689 square feet of accessory office space) on the Property, along with ancillary improvements. In connection with the proposed development, the Applicant requests variance relief to deviate from the following provisions of the Redevelopment Plan:

- Section 2.4 Parking Regulations: Applicant seeks relief to provide 14 parking spaces, whereas 20 parking spaces are required by the Redevelopment Plan.
- Section 2.5.9.a Other Regulations/Design Standards: Applicant seeks relief to provide an 8-foot fence along Lower Hook Road, whereas the Redevelopment Plan provides that fences along any street line shall be a maximum of four (4) feet in height.

**7 HOOK ROAD, LLC
7 LOWER HOOK ROAD – BLOCK 479, LOT 1**

Disclosure Statement

Pursuant to N.J.S.A. 40:55D-48.2, below is a list of all entities and individuals having a ten percent (10%) or greater interest in the Applicant 7 Hook Road, LLC.

<u>7 HOOK ROAD, LLC</u>		
ENTITY/INDIVIDUAL	INTEREST	BUSINESS ADDRESS
Vincenzo Alessi	33.33%	PO Box 1009, Bayonne, New Jersey
Francesco Alessi	33.33%	PO Box 1009, Bayonne, New Jersey
The 2012 Vincenzo Alessi Family Trust	16.66%	PO Box 1009, Bayonne, New Jersey
The 2012 Susan Alessi Family Trust	16.66%	PO Box 1009, Bayonne, New Jersey