

NOTICE: WAIVER REQUESTS MADE IN CONNECTION WITH THIS APPLICATION FOR DEVELOPMENT MUST BE SO INDICATED AND WRITTEN JUSTIFICATION OF THE REQUEST MUST BE PROVIDED.

AMENDED APPLICATION FORM

TYPE OF APPROVAL REQUESTED:

_____ Site Plan	_____ Minor Subdivision	_____ Development Permit
_____ Waiver	_____ Major Subdivision	_____ Development Permit Waiver
_____ Minor	_____ Sketch Plat	_____ Conditional Use
_____ Preliminary	_____ Preliminary	_____ Unimproved Road
_____ Final	_____ Final	_____ Major Site Plan
_____ Certificate of Nonconformity		

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

New variance for number of stories; continuation of existing variances for Lot Area and Side Yard (with intensification of non-conformity for side yards)

1. Location of proposed development 14 West 49th Street
Block: 64 Lot: 32 Zone District: R-2
Proposed use Two-family dwelling

Lot Area: 0.3 acres; 1,394 SF; Building area (sq. ft total): 2982 SF, 964 SF footprint
Number of off-street parking spaces: 2 (garage)
Area (*in feet*) of any adjoining property controlled by owner N.A.

Name of Applicant: Shweta Natasha Sharma Phone No. 212-759-7371
Address: 1-7 Soho Drive No. #102, Jersey City, NJ 07305 E-mail: sharma.snre@gmail.com

Name of Owner: same Phone No. _____
Address: _____ E-mail: _____

2. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney: Hehl Offices of Javerbaum Wurgaft, Stephen Hehl, Esq.,
370 Chestnut St., Union, NJ 07083
Telephone Number: 908-687-7000 Fax Number: 908-687-7028
E-mail Address: shehl@lawjw.com

Applicant's Engineer: The Nader Group, LLC
111 Mill Street, Hackettstown, NJ 07840
Telephone Number: 908-850-3500 Fax Number: 908-441-5803
E-mail Address: wassim.nader@thenadergroup.com

Applicant's Planning Consultant: Anthony Marucci, PE, LS, PP
Marucci Engineering Associates, LLC
Address 116 Whippany Road, Whippany, NJ 07981
Telephone Number 973-887-3066 Fax Number _____
E-mail Address anthony@marucciengineering.com

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

3. List any other expert who will submit a report or who will testify for the Applicant: *[Attach additional sheets as may be necessary]*

Name: Alex Soffiantini & Associates, AIA
45 Academy Street, Suite 401, Newark, NJ 07102
Field of Expertise: Architect
Telephone Number: 973-622-7215 Fax Number: N.A.
E-mail Address: alexs@asa-architecture.com

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

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.

5. 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: **unknown to Applicant**

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 single-family
Proposed use: two-family dwelling
Number of Employees N.A. Business hours N.A.

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] _____ No _____ Proposed _____ **none known to applicant**

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-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? _____

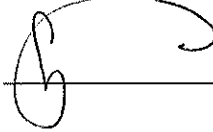
Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Passaic Valley Sewage Commissioners	_____	<u>X</u>	_____
Bayonne Municipal Utilities Authority	_____	<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 (TWA)	_____	<u>X</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) _____	_____	<u>X</u>	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	_____	_____	<u>to be determined</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>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

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); **exceeds permitted number of stories**

2. Property Description:

Lot size: 0.3 acres; 1,394 SF Size of Building: 964 SF footprint No. of stories: 1 existing; 3 proposed

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)*: Minimum Lot Area (§33-5.3 e 1.) existing; Minimum Side Yard (§ 33-5.3 e 5.) existing w/non-conformity being increased; Maximum Height (stories) (§ 33-5.3 e 6.) new variance, for the purpose of renovating existing ground floor structure with 2 story addition.

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).

X 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? **Unknown to Applicant**

If so, attach copies of previous approvals and/or state the date, application number, character of appeal and disposition:

N.A.

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?

The size and shape of the subject property

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?

Lot is undersized for zone and irregularly-shaped

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 _____
proposed use is permitted; 2-car garage is being added for off-street parking
- b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan _____
proposed use is permitted; 3-story dwelling is in character with the neighborhood

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:

See Application Form above


9. Waivers requested of Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements: [attach additional pages as needed] Relief is needed for RSIS Requirements of 1.5 parking spaces for the two-bedroom duplex unit and 2.0 parking spaces for the three bedroom duplex unit. (5:21-4.14 (b)) Project proposes 2 off street parking spaces where 4 would be required by RSIS.

CERTIFICATIONS

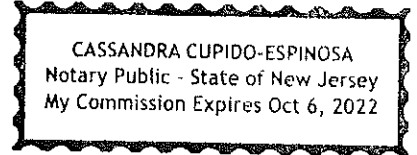
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership 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 24th day
of March, 2021



A Notary Public of New Jersey



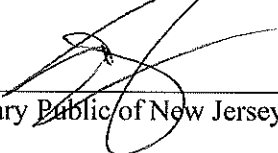


Signature of Applicant
Shweta N. Sharma

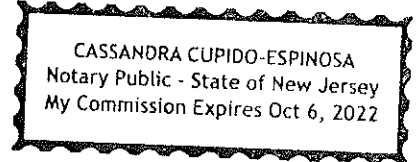
I certify that I am the Owner of the property which is the subject of this application and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.


[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 24th day
of March, 2021



A Notary Public of New Jersey






Signature of Owner
Shweta N. Sharma

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: 3/24/21



Signature of Applicant
shweta N. sharma