

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 type="checkbox"/> Preliminary	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Unimproved Road
<input 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 17 Hartley Place
 Block 290 Lot(s) 4 Zone R-2
 District Proposed use new one-family dwelling

Lot Area 1,740 sq ft Building area (sq. ft 810.00 sq ft +/-
 total) Number of off-street parking spaces two (2)
 Area (in feet) of any adjoining property controlled by owner 0

2. Name of Applicant: Emil Sours Phone No. 551-208-8086
 Address: 613 Broadway, Bayonne, NJ 07002 E-mail: soursemil@yahoo.com
 Name of Owner: Emil Sours Phone No. 551-208-8086
 Address: 613 Broadway, Bayonne, NJ 07002 E-mail: soursemil@yahoo.com

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Stephen S. Rose, Esq., Rose & Zucker, LLC
 Address 613 Broadway, Bayonne, NJ 07002
 Telephone Number 201-436-6161 Fax Number 201-436-3355
 E-mail Address srose@rosezuckerlaw.com

Applicant's Engineer DAL Design Group
 Address 11 W. 8th St., Bayonne, NJ 07002
 Telephone Number 201-823-0779 Fax Number 201-823-4680
 E-mail Address asambade@aol.com

Applicant's Planning Consultant Alan Sambade
 Address 11 W. 8th St., Bayonne, NJ 07002
 Telephone Number 201-823-0779 Fax Number 201-823-4680
 E-mail Address asambade@aol.com

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 _____
Field of Expertise _____
Address _____
Telephone Number sssd 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: None

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: Vacant lot previous use: one family dwelling

Proposed use: one family dwelling

Number of Employees 0 Business hours N/A

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] _____ No X Proposed None

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? One new tree

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? Temporary construction fence and signage during demolition phase of project.

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

	Yes	No	Date Plans Submitted
Passaic Valley Sewage Commissioners	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Bayonne Municipal Utilities Authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
_____ Bayonne/Hudson County Health Dept.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
_____ Hudson County Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
_____ Hudson County Soil Conservation District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NJ Department of Environmental Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sewer Extension Permit (TWA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Waterfront Development Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Water Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Tidal Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other (specify) _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NJ Department of Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Public Service Electric & Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

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 _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____
Name _____	Address _____	Interest _____

Applicant's Signature(s) 
EMIL SOURS

Indicate title if corporation or partnership

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 ^{24.9 x 70.98 x 25.01} x 68.77 irregular Size of Building: 810 sq ft +/- No. of stories: 2 1/2

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

variance is requested : Section 35-5.3e (1) lot area, Section 35-5.3e (2) lot frontage and

 Section 35-5.3e (7) lot coverage

for the purpose of construction of a new one family dwelling

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? 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?

 The intent of the ordinance is to utilize existing lots to their best possible use. This is a preexisting lot that previously had a dilapidated one family on it and its best use is to have a new house built on it.

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?

 There are dwellings on both sides and at the rear of the subject property so the lot size cannot be expanded. Hartley Place has a number of undersized lots.

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.

Adjoining properties are occupied.

Explain how the proposed variances can be granted:

a. without substantial detriment to the public good It is better to have an occupied new dwelling than to have a vacant lot.

b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan The proposed dwelling conforms to the zoning setback, height, size and off-street parking requirements.

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.

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:

The architect /planner and property owner.

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

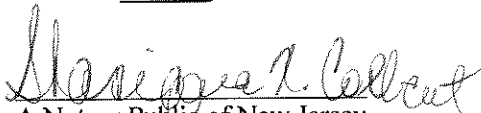
lot size, depth and frontage

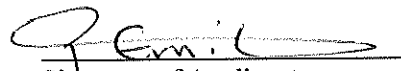
CERTIFICATIONS

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 8th day
of February, 2024

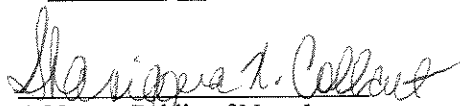

A Notary Public of New Jersey

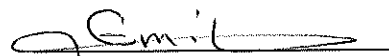

Signature of Applicant
EMIL SOURS

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 8th day
of February, 2024


A Notary Public of New Jersey


Signature of Owner
EMIL SOURS

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: 02/08/2024


Signature of Applicant
EMIL SOURS

SHANIQUAN N. COLBERT
NOTARY PUBLIC
STATE OF NEW JERSEY
COMM. #50093538
COMM. EXP. 11/12/2028

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