

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 checked="" type="checkbox"/> Major Site Plan
<input type="checkbox"/> Certificate of Nonconformity		

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

1. Location of proposed development 33 Prospect Avenue
 Block 455 Lot(s) 1.01 Zone District Madison Hill II Redevelopment Area
 Proposed use Multi-Family residential

Lot Area 19,960 sf Building area (sq. ft total) 108,861
 Number of off-street parking spaces 85
 Area (in feet) of any adjoining property controlled by owner N/A

2. Name of Applicant: QOZ Prospect Property Urban Renewal LLC Phone No. _____
 Address: 2 University Plaza Dr., Ste. 100, Hackensack, NJ 07601 E-mail: mike@primelaw.com
 Name of Owner: Same as Applicant Phone No. _____
 Address: _____ E-mail: _____

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Michael Miceli, Esq., Prime & Tuvel
 Address 1 University Plaza Drive, Suite 500, Hackensack, NJ 07601
 Telephone Number 201-883-1010 Fax Number 856-273-8383
 E-mail Address mike@primelaw.com

Applicant's Engineer Dynamic Engineering
 Address 245 Main Street, Ste 110, Chester, NJ 07930
 Telephone Number 908-879-9229 Fax Number _____
 E-mail Address _____

Applicant's Planning Consultant John McDonough Associates
 Address 101 Gibraltar Drive, Ste 1A, Morris Plains, NJ 07950
 Telephone Number 973-222-6011 Fax Number _____
 E-mail Address _____

Applicant's Traffic Engineer TBP
 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 MVMK Architecture & Design
Field of Expertise Architecture
Address 360 14th Street, Hoboken, NJ 07030
Telephone Number 201-386-0637 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. See Attached Statement of the Applicant

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. See Attached Proposed Notice

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: _____

See Attached Prior Resolutions of Approval

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: N/A

Proposed use: Multi-family Residential 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] See Attached 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: N/A - Existing and unused one-story building w/parking lot

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? TBD/Any Allowable by Law

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	___	___	_____
Stream Encroachment Permit	___	<u>X</u>	_____
Waterfront Development Permit	___	___	_____
Water Extension Permit	___	___	_____
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>	___	_____

DISCLOSURE STATEMENT See Attached Corporate Disclosure Statement/Organizational Chart

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) _____

_____ 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)

N/A Use and/or structure (See N.J.S.A. 40:55D-70d)

2. Property Description:

Lot size Approx. 19,960 sf Size of Building: 108,861 No. of stories: 6

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* : Madison Hill II Redevelopment Plan

Section 2.D - Minimum Drive Aisle Width

Section 2.D - Maximum Curb Cut Width

for the purpose of Municipal Land Use Law advancement of goals and objectives

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:

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:

See Attached Resolutions

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?

See Attached Statement of the Applicant

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?

See Attached Statement of the Applicant

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.

See Attached Statement of the Applicant

Explain how the proposed variances can be granted:

a. without substantial detriment to the public good _____

See Attached Statement of the Applicant

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

See Attached Statement of the Applicant

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 Section 3, *infra*

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

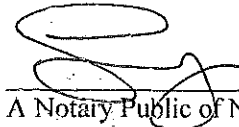
See Attached Statement of the Applicant

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 15 day
of DECEMBER, 2022

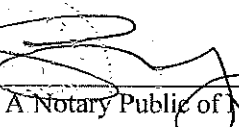

A Notary Public of New Jersey

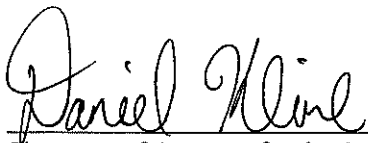

Attorney for the Applicant

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.]

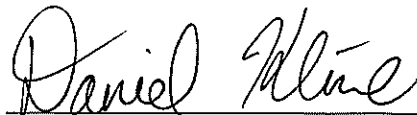
Sworn and subscribed to
before me this 15 day
of DECEMBER, 2022


A Notary Public of New Jersey


Signature of Attorney for the 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: 12/15/2022


Signature of Attorney for the Applicant

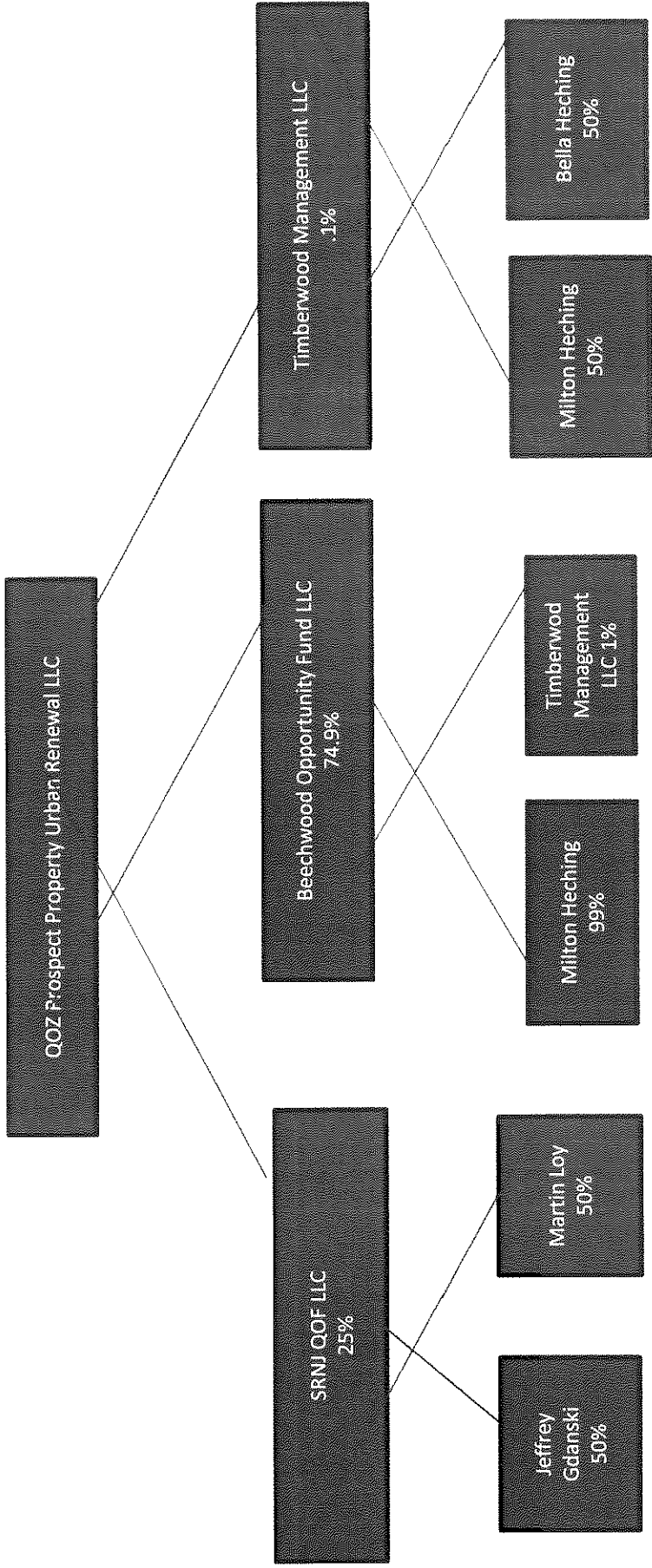
Sally C La
NOTARY PUBLIC
State of New Jersey
ID # 50111300
My Commission Expires
August 26, 2024



Sally C La
NOTARY PUBLIC
State of New Jersey
ID # 50111300
My Commission Expires
August 26, 2024



33 Prospect Avenue Organizational Structure



DISCLOSURE STATEMENT

Name	Address	Interest
Beechwood Opportunity Fund, LLC	2 University Plaza Dr., Ste 100, Hackensack, NJ 07601	74.9% Interest in QOZ Prospect Property Urban Renewal, LLC
Timberwood Management, LLC	2 University Plaza Dr., Ste 100, Hackensack, NJ 07601	>10% Interest in QOZ Prospect Property Urban Renewal, LLC
SRNJ QOF, LLC	512 7 th Ave., 6 th Floor, New York, NY 10018	25% Interest in QOZ Prospect Property Urban Renewal, LLC
Milton Heching	5420 La Gorce Dr., Miami Beach, FL 33140	99% Interest in Beechwood Opportunity Fund, LLC; 50% Interest in Timberwood Management, LLC
Bella Heching	5420 La Gorce Dr., Miami Beach, FL 33140	50% Interest in Timberwood Management, LLC
Jeffrey Gdanski	512 7 th Ave., 6 th Floor, New York, NY 10018	50% Interest in SRNJ QOF, LLC
Martin Loy	512 7 th Ave., 6 th Floor, New York, NY 10018	50% Interest in SRNJ QOF, LLC