

MAY 10 2023

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 745-747 Broadway
Block 139 Lot(s) 18&19 Zone District Central Business District (CBD)
Proposed use Multi Family Residential

Lot Area 5,964 SF Building area (sq. ft total) 26,468 SF
Number of off-street parking spaces 0
Area (in feet) of any adjoining property controlled by owner N/A

2. Name of Applicant: 745-747 Broadway LLC Phone No. _____
Address: 745-747 Broadway E-mail: _____
Name of Owner: Menachem Klein Phone No. 718-781-1167
Address: 5 Carter Lane #311, Monroe NY 10950 E-mail: kleinmenachem1@gmail.com

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Donald M. Pepe, Esq.
Address 331 Springs Road, Building 3, Suite 310, Red Bank NJ 07701
Telephone Number 732-568-8370 Fax Number 732-568-8372
E-mail Address dpepe@sh-law.com

Applicant's Engineer Edwin A. Reimon, P.E., C.M.E.
Address 101 Gibraltar Drive, Suite 1A, Morris Plains NJ 07950
Telephone Number 201-939-0001 Fax Number _____
E-mail Address reimon5@msn.com

Applicant's Planning Consultant John McDonough, LA, PP, AICP
Address 101 Gibraltar Drive, Suite 1A, Morris Plains NJ 07950
Telephone Number 973-222-6011 Fax Number 973-786-6537
E-mail Address jmcdonoughpp@gmail.com

Applicant's Traffic Engineer Lee Klein, P.E., PTOE
Address _____
Telephone Number 973-985-3464 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 Richard Garber
Field of Expertise Principal Architect
Address 125 Maiden Lane, Suite 506, NY NY 10008
Telephone Number 212-346-0705 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: _____

Proposed use: Multi-Family Residential

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 _____

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

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? _____

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	_____	_____	_____
_____ 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)	_____	_____	_____
Sanitary Sewer Connection Permit	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____
Water Extension Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Tidal Wetlands Permit	_____	_____	_____
Other (specify) _____	_____	_____	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	<u>X</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>Menachem Klein</u>	Address <u>5 Carter Lane #311, Monroe NY 10950</u>	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:

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 5,964 SF Size of Building: 26,468 SF No. of stories: 6 Stories and 60'-

2" (ADDING 10% IF THE ALLOWABLE HEIGHT)

3. This request for variance relief consists of (*list sections of the Ordinance from which variance is requested*): _____

Please see attached List of Variances and Waivers

_____ 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).

_____ 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? N/A 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?

Please see attached List of Variances and Waivers

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?

Please see attached List of Variances and Waivers

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: Please see attached List of Variances and Waivers

a. without substantial detriment to the public good _____

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

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:

Project Engineer , Project Architect, Project Planner, Project Traffic Engineer

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

Environmental Impact Statement

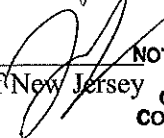
CERTIFICATIONS

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 9 day of May, 2022

A Notary Public of New Jersey



JOEL MERTZ
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01ME6090135
QUALIFIED IN ORANGE COUNTY
COMMISSION EXPIRES APRIL 7, 2027


Signature of Applicant

Menachem Klein
Printed Name

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 _____, 202__.

A Notary Public of New Jersey

Signature of Owner

Printed Name

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: May-9-23


Signature of Applicant

Menachem Klein
Printed Name



City of Bayonne
DEPARTMENT OF PLANNING, ZONING
AND DEVELOPMENT
630 AVENUE C
BAYONNE, NJ 07002
TEL 201-858-6182
E-MAIL: ALosonczy@Baynj.org



Honorable James M. Davis
Mayor

MEMORANDUM #3

To: Robert Russo, PE, City Engineer

From: **Alicia K. Losonczy**
Planning/Zoning Board of Adjustment Administrator

Re: Response to Resolution Compliance
P-22-028 – 745-747 BROADWAY, LLC
745-747 Broadway, LLC; Block 139, Lot 19

Date: May 18, 2023

Attached please find the following documents submitted in response to Resolution Compliance:

- Additional Application form dropped off by Susan Ferraro who advised that she is the property owner

/akl

Attachment(s)

cc: Richard Campisano, Esq.
Joseph Skillender, Esq.

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APPLICATION FOR DEVELOPMENT FORM

MAY 12 2023 *MC*

TYPE OF APPROVAL REQUESTED:

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<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
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<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Final	<input type="checkbox"/> Major Site Plan
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Variances: Use [] Bulk (c) [x] (a) [] (b) []

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Proposed use Multi Family Residential

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Address: 745-747 Broadway E-mail: _____
Name of Owner: Menachem Klein Phone No. 718-781-1167
Address: 5 Carter Lane #311, Monroe NY 10950 E-mail: kleinmenachem1@gmail.com

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Applicant's Attorney Donald M. Pepe, Esq.
Address 331 Springs Road, Building 3, Suite 310, Red Bank NJ 07701
Telephone Number 732-568-8370 Fax Number 732-568-8372
E-mail Address dpepe@sh-law.com

Applicant's Engineer Edwin A. Reimon, P.E., C.M.E.
Address 101 Gibraltar Drive, Suite 1A, Morris Plains NJ 07950
Telephone Number 201-939-0001 Fax Number _____
E-mail Address reimon5@msn.com

Applicant's Planning Consultant John McDonough, LA, PP, AICP
Address 101 Gibraltar Drive, Suite 1A, Morris Plains NJ 07950
Telephone Number 973-222-6011 Fax Number 973-786-6537
E-mail Address jmcdonoughpp@gmail.com

Applicant's Traffic Engineer Lee Klein, P.E., PTOE
Address _____
Telephone Number 973-985-3464 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 Richard Garber
Field of Expertise Principal Architect
Address 125 Maiden Lane, Suite 506, NY NY 100038
Telephone Number 212-346-0705 Fax Number: _____
E-mail Address: _____

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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
X _____ All new construction
_____ Site work only
_____ Other

Present (or previous) use: _____

Proposed use: Multi-Family Residential

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 _____

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

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? _____

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	_____	_____	_____
_____ 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)	_____	_____	_____
Sanitary Sewer Connection Permit	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____
Water Extension Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Tidal Wetlands Permit	_____	_____	_____
Other (specify) _____	_____	_____	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	<u>X</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>Menachem Klein</u>	Address	<u>5 Carter Lane #311, Monroe NY 10950</u>	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:

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 5,964 SF Size of Building: 26,468 SF No. of stories: 6 Stories and 60'-

2"(ADDING 10% IF THE ALLOWABLE HEIGHT) _____

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* : _____

Please see attached List of Variances and Waivers

_____ 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).

_____ 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? N/A 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?

Please see attached List of Variances and Waivers

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?

Please see attached List of Variances and Waivers

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: Please see attached List of Variances and Waivers

a. without substantial detriment to the public good _____

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

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:

Project Engineer , Project Architect, Project Planner, Project Traffic Engineer

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

Environmental Impact Statement

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 _____, 202__.

Signature of Applicant

A Notary Public of New Jersey

Printed Name

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 8 day of MAY, 20223

JDS at 747 Broadway, LLC
By: Susan Ferraro
Signature of Owner

CHRISTOPHER D. VITALE

Attorney at Law
State of New Jersey

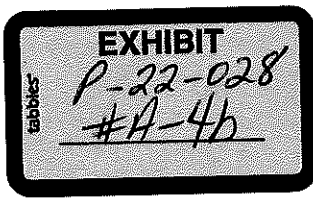
Susan Ferraro, Managing Member
Printed Name

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

Printed Name



PLANNING AND DEVELOPMENT

33 Attachment 1

APPENDIX A
City of Bayonne
County of Hudson
APPLICATION FOR DEVELOPMENT

TYPE OF APPROVAL REQUESTED:

- X Site Plan
Minor Subdivision
Minor Subdivision
Waiver
Major Subdivision
Development Permit
Minor
Sketch Plat
Development Permit
Waiver
X Preliminary
Preliminary
Conditional Use
X Final
Final
Unimproved Road

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

- 1. Name of Applicant 745-747 Broadway LLC Phone No.
Address: 745-747 Broadway
Name of Owner: Phone No.
Address:
2. Location of proposed development:
Block 139 Lot 18 &19 Zone District Central Business District (CBD)
Proposed use: Multi-family residential
Lot Area 5,964 SF Building area (square feet total) 26,468 sf
Number of off-street parking spaces: 0
Area (in feet) of any adjoining property controlled by owner: N/A
3. Dates and types of prior development applications for this property: N/A
Type of 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:
Proposed use: Multi-family residential
Number of Employees N/A Business hours N/A
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. See attached.
5. PROPERTY INFORMATION:
Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] No Proposed

BAYONNE CODE

(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-street 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? _____

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

	Yes	No	Date Plans Submitted
City of Bayonne for Water and Sewer Sources	<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	_____	_____	_____
Sanitary Sewer Connection Permit	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Tidal Wetlands Permit	_____	_____	_____
Other	_____	_____	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric and Gas Company	<u>X</u>	_____	_____

Editor's Note: Bayonne MUA dissolved by Ord. No. O-16-48, effective 12-31-2016.

6. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Donald M. Pepe
 Address 331 Springs Road, Building 3, Suite 310, Red Bank, NJ 07701
 Telephone Number 732.568.8370
 Fax Number 732.568.8372

Applicant's Engineer Edwin A Reimon, P.E., C.M.E.
 Address 11 Park Avenue, Rutherford, NJ 07070
 Telephone Number 201-939-0001 / reimon5@msn.com
 Fax Number N/A

Applicant's Planning Consultant John McDonough, LA, PP, AICP
 Address 101 Gibraltar Drive, Suite 1A, Morris Plains, NJ 07950
 Telephone Number 973.222.6011
jmcDonoughpp@gmail.com

PLANNING AND DEVELOPMENT

Fax Number 973.786.6537

Applicant's Traffic Engineer Lee Klein, P.E., PTOE
 Telephone Number 973-985-3464

Fax Number _____


List any other expert who will submit a report or who will testify for the Applicant:
 [Attach additional sheets as may be necessary]
 Name Richard Garber, Principal Architect NJ License # 21AI01735200
 Field of Expertise Architecture/ Architectural Report
 Address GRO Architects PLLC 125 Maiden Lane, Suite 506, New York, NY 10038
 Telephone Number 212.346.0705

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

7. 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 current tax duplicate, located within the State and 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 application and the service on the affected owners must be accompanied at least 10 days prior to the date scheduled by the Board Secretary for the hearing. To be provided.**
 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.
 To be provided.

8. DISCLOSURE STATEMENT
 Pursuant to N.J.S.A. 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.A. 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>Menachem Klein</u>	Address <u>5 Carter Lane #311</u>	Interest
Name	Address <u>Monroe NJ 10950</u>	Interest
Name	Address	Interest
Name	Address	Interest
Name	Address	Interest
Name	Address	Interest

Applicant's Signature(s) 

Indicate title if corporation or partnership
Authorized Representative

PLANNING AND DEVELOPMENT

33 Attachment 2

APPENDIX B
City of Bayonne
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: 6 STORIES AND 60'-2" (ADDING
 Lot size 5,964 SF Size of Building 26,468 SF No. of Stories 10% OF THE ALLOWABLE
HEIGHT)

3. This request for variance relief consists of (list sections of the Ordinance from which variance is requested):
Please see the attached List of Variances and Waivers.

 for the purpose of _____

4. If 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).
 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? N/A
 Yes No
 If so, attach copies of previous approvals and/or state the date, application number, character or 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 in impractical difficulties or hardship inconsistent with the general purpose or intent of the ordinance?
Please see the attached List of Variances and Waivers.

 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?
Please see the attached List of Variances and Waivers.

BAYONNE CODE

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: Please see the attached List of Variances and Waivers.

- a. Without substantial detriment to the public good
- b. Without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan

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:
- Project Engineer Project Traffic Engineer
 - Project Architect
 - Project Planner
- Waivers requested of Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements: [Attach additional pages as needed]
- Environmental Impact Statement

PLANNING AND DEVELOPMENT

33 Attachment 3

APPENDIX C
City of Bayonne
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 applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 24th day of Dec. 2022

A Notary Public of the State of New Jersey

JUDAH SPITZER
NOTARY PUBLIC, State of New York
No. 01SP6216793
Qualified in Orange County
Commission Expires January 25, 2023
26

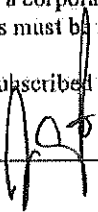
Signature of Applicant

Printed Name

Title: Authorized Representative

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 this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 24th day of Oct, 2022



JUDAH SPITZER
NOTARY PUBLIC, State of New York
No. 01SP6216793
Qualified in Orange County
Commission Expires January 25, 2023
26


Signature of Owner

Printed Name:

Title: Authorized Representative

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 § 33-9.2 of the City of Bayonne Planning and Development Ordinance, which amount will be deposited into an escrow account. I further understand 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 the sum to the escrow account within 15 days.

Date:


Signature of Applicant