

A-4

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
Development Permit
Development Permit
Waiver
Major Subdivision
Sketch Plat
Development Permit
Minor
Sketch Plat
Development Permit
Preliminary
Preliminary
Conditional Use
Final
Final
Unimproved Road

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

- 1. Name of Applicant: John & Maryann LLC Phone No. 201-413-9000
Address: 140 Bleecker St, Jersey City NJ 07307
Name of Owner: Same as applicant Phone No.
Address:
2. Location of proposed development: 229 Avenue B
Block 55 Lot(s) 25 Zone District R-2
Proposed use: Two Family Residential
Lot Area 5,000 Building area (square feet total) 1,080
Number of off-street parking spaces: 2
Area (in feet) of any adjoining property controlled by owner: 0
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
All new construction
Site work only
Other
Present (or previous) use: Residential
Proposed use: Residential
Number of Employees 0 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.
5. PROPERTY INFORMATION:
Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] No X 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: Single Family Home

Is a public water line available? Yes

Is public sanitary sewer available? Yes

Are any off-street improvements required or proposed? No

Is the subdivision to be filed by Deed or Plat? Deed

What form of security does the applicant propose to provide as performance and maintenance guarantees? TBD

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	_____	<u>X</u>	_____
Sanitary Sewer Connection Permit	_____	<u>X</u>	_____
Stream Encroachment Permit	_____	<u>X</u>	_____
Waterfront Development Permit	_____	<u>X</u>	_____
Wetlands Permit	_____	<u>X</u>	_____
Tidal Wetlands Permit	_____	<u>X</u>	_____
Other	_____	<u>X</u>	_____
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 Michael Higgins
 Address 236A Newark Ave, Jersey City, NJ
 Telephone Number 201-413-9000

Fax Number _____

Applicant's Engineer No Engineer

Address _____

Telephone Number _____

Fax Number _____

Applicant's Planning Consultant TBD

Address _____

Telephone Number _____

PLANNING AND DEVELOPMENT

Fax Number _____

Applicant's Traffic Engineer No traffic Engineer

Telephone Number _____

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 Raul Cabato

Field of Expertise Architect

Address 761 Montgomery Street, Jersey City, NJ

Telephone Number _____

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.

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.

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>Angelo Beskaly</u>	Address	<u>140 Bleecker St, Jersey City</u>	Interest	<u>100%</u>
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

Applicant's Signature(s)



Attorney for the Applicant

Indicate title if corporation of partnership

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:
Lot size 5,000 sf (Two 2,500 sf lots proposed) Size of Building 3,234 sf No. of Stories 2

3. This request for variance relief consists of (list sections of the Ordinance from which variance is requested):
35-5.3.e.1 Minimum lot area where 4,000 square feet is required and 2,500 is proposed.
35.5.3.e.1 Minimum lot width where 40 feet is required and 25 feet is proposed.
35-5.3.e.2 Minimum lot frontage where 40 feet is required and 25 feet is proposed.
for the purpose of subdividing the property to construct two new 2-family residential buildings.

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:
 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 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?
No bulk variance requested.

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?

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.

The application is for two family homes consistent with the character of the block and purpose of the R-2 zone. The application is made pursuant to NJSA 40:55D-70(c)(2) whereby the benefits of the application outweigh the detriments.

Explain how the proposed variances can be granted:

- a. Without substantial detriment to the public good
The application complies with all setback requirements for the zone and provides off-street parking to not adversely impact parking in the area.
- b. Without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan The application proposed two 2-family homes consistent with the goals of the R-2 zone and with lot dimensions consistent with the predominant character on the block.

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:

Raul Cabato - Architect
Planner - TBD

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

PLANNING AND DEVELOPMENT

NOV 7, 2023
TNY: *all*

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 15th day of July, 20023

[Signature]
7/17/23

[Signature] **AB**

A Notary Public of the State of New Jersey

Signature of Applicant

Printed Name: Angelo Beskaly

Title: Owner

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 15th day of July, 20023

[Signature]
7/17/23

[Signature] **AB**

A Notary Public of the State of New Jersey

Signature of Owner

Printed Name: Angelo Beskaly

Title: 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 § 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: 7/15/23

[Signature] **AB**
Signature of Applicant