

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) []
d(2) variance for expansion of non-conforming structure and c(1) variances for min. lot area, min. lot depth, min. lot width, min. lot frontage, min. front, side and rear yard setbacks, max. lot coverage and c(2) variance for parking

1. Location of proposed development J.F. KENNEDY BOULEVARD
Block 335 Lot(s) 14 Zone District R-2 DETACHED/ATTACHED RESIDENTIAL
Proposed use 2-STORY 2-FAMILY RESIDENTIAL

Lot Area 1,448 SQ FT Building area (sq. ft total) 2,166 SQ FT
Number of off-street parking spaces 0
Area (in feet) of any adjoining property controlled by owner N/A

2. Name of Applicant: KENNEDY BAYONNE LLC Phone No. 201-658-0771
Address: 914 79TH ST, NORTH BERGEN, NJ 07047 E-mail: brianCIFuentes@hotmail.com
Name of Owner: KENNEDY BAYONE LLC Phone No. 201-658-0771
Address: 914 79TH ST, NORTH BERGEN, NJ 07047 E-mail: brianCIFuentes@hotmail.com

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney VELLOZZI & ASSOCIATES LLC
Address 112 JABEZ STREET, STE. 101, NEWARK, NJ 07105
Telephone Number 973-344-5542 Fax Number 973-344-0321
E-mail Address NOEMIO@VELLOZZILAW.COM AND MARIA@VELLOZZILAW.COM

Applicant's Engineer _____
Address _____
Telephone Number _____ Fax Number _____
E-mail Address _____

Applicant's Planning Consultant JOSE A IZQUIERDO, AIA, PP NJ #03385
Address 391 NELSON AVENUE, CLIFSIDE PARK, NJ 07010
Telephone Number 201-240-7484 Fax Number _____
E-mail Address : JAIARCHITECTS@GMAIL.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 JAI ARCHITECT LLC C/O JOSE A IZQUIERDO, AIA
Field of Expertise ARCHITECT/PLANNER
Address 391 NELSON AVENUE, CLIFSIDE PARK, NJ 07010
Telephone Number 201-240-7484 Fax Number: _____
E-mail Address: JAIARCHITECTS@GMAIL.COM

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: _____

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: ONE RESIDENTIAL UNIT AND COMMERCIAL SPACE

Proposed use: TWO 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] _____ 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: MIXED USE BUILDING CONSISTING OF 1 COMMERCIAL SPACE AND 1 RESIDENTIAL UNIT

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	___	___	_____
_____ Bayonne/Hudson County Health Dept.	___	<u>X</u>	_____
_____ Hudson County Planning Board	___	___	_____
_____ Hudson County Soil Conservation District	___	<u>X</u>	_____
NJ Department of Environmental Protection	___	___	_____
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	___	___	_____
Other (specify) _____	___	___	_____
NJ Department of Transportation	___	___	_____
Public Service Electric & Gas Company	___	___	_____

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 ALEXIS ALMEIDA Address 914 79TH ST, N. BERGEN, NJ 07047 Interest 100%

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Applicant's Signature(s) 

SOLE MEMBER
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)

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

2. Property Description:

Lot size 1,448 SQ FT Size of Building: 2,166 SQ FT No. of stories: 2

3. This request for variance relief consists of (*list sections of the Ordinance from which variance is requested*) : **d(2) variance for expansion of a nonconforming structure, c(1) variances for min. lot area, min. lot depth, min. lot width, min. lot frontage, min. front, side and rear yard setbacks, max. lot coverage and c(2) variance for parking** for the purpose of **in a R-2 Detached/Attached District interior conversion of existing 2-story mixed use building to a 2-family residential 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:

_____ 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 building is presently constructed on right on the property line. It is technically and physically unfeasible to comply with all requested bulk variances since this is an existing condition. The existing building footprint is to remain as is.

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?

Granting all variances described will maintain existing conditions and will not cause any detriment on the neighborhood.

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.

There are no adjoining vacant lands available. Adjacent houses on lots 13 and 15 are likewise built unto the property line

Explain how the proposed variances can be granted:

- a. without substantial detriment to the public good . Conditions of the existing building are existing and conform to adjacent properties. It is technically and physically impossible to comply with zoning setbacks since they would disturb adjacent properties.
- b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan Granting bulk variances described will maintain existing conditions on the neighborhood. Existing building footprint is to remain as is

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:

APPLICANT

ATTORNEY

ARCHITECT/PLANNER

9. Waivers requested of Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements: *[attach additional pages as needed]* No

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 28th day of October, 2024.

Maria Ladeira
A Notary Public of New Jersey


Signature of Applicant

MARIA LADEIRA
Commission # 50223136
Notary Public, State of New Jersey
My Commission Expires June 24, 2025

ALEXIS ALMEIDA
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 28th day of October, 2024.

Maria Ladeira
A Notary Public of New Jersey


Signature of Owner

MARIA LADEIRA
Commission # 50223136
Notary Public, State of New Jersey
My Commission Expires June 24, 2025

ALEXIS ALMEIDA
Printed Name

I understand that I must submit €10,000 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: 10/28/2024


Signature of Applicant

ALEXIS ALMEIDA
Printed Name

*New Jersey Division of Revenue & Enterprise Services
Certificate Of Amendment
NJSA 42:2C-19
New Jersey Limited Liability Company Act*

State of New Jersey
Department of the Treasury
Division of Revenue & Enterprise Services
Business Amendments
Filed

Validation Number: 4242408673
05/02/24 10:43:26

Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp

This Limited Liability Company filed with the Division of Revenue and Enterprise Services to amend its Certificate of Formation. The filer is responsible for ensuring strict compliance with NJSA 42:2C, the Revised Uniform New Jersey Limited Liability Company Act.

1. Name of Limited Liability Company: KENNEDY BAYONNE LLC
2. Business ID Number: 0451085544
3. Amendments:

Article 2, the Registered Agent is amended to the following:

ALEXIS ALMEIDA

Article 3, the Registered Office is amended to the following:

914 79TH STREET
NORTH BERGEN, NJ 07047

Article 6, the Members are amended to the following:

ALEXIS ALMEIDA, MANAGING MEMBER
914 79TH STREET
NORTH BERGEN, NJ 07047

Article 7, the Business Address is amended to the following:

Main Business Address

914 79TH STREET
NORTH BERGEN, NJ 07047

Principal Business Address

914 79TH STREET
NORTH BERGEN, NJ 07047

The undersigned represent(s) that this filing complies with State law as detailed in NJSA 42:2C and that they are authorized to sign this form on behalf of the NJ Limited Liability Company on May 02, 2024.

Signature

ALEXIS ALMEIDA