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Narrative Statement of Applicant

Applicant has filed three technically separate applications for three attached lots. For purposes of simplicity, and since the lots are attached and have a related development history and require identical variances, this narrative statement will address the variances and development history of all three lots together.

Current Site Conditions

78 West 52nd Street is currently a 25 X 100 vacant lot.
80 West 52nd Street is currently a 25 X 100 lot with a 2-family house on it.
82 West 52nd Street is currently a 25 X 100 lot with a garage on it.

Development History

78, 80 and 82 West 52nd streets in Bayonne were subdivided from one 75 X 100 lot under City Planning Board resolution P-07-010 by a prior owner in October of 2007. The resolution of approval also authorized the construction of a new 2-family house on each lot. Although the lots were subdivided, the prior owner never constructed the new 2-family houses on these lots as it had proposed.

Variances Being Sought

The applicant purchased these lots and seeks to essentially perfect the prior approval by demolishing the existing 2-family house and garage, and building a new 2-family house with parking on each lot - totaling 3 new 2-family houses. Applicant seeks variances for minimum lot width and area, and for number of stories, but not for height. Applicant also seeks a rear yard setback variance of 3' due to a proposed 3' balcony in the rear yard. The proposed height of the structure is conforming, however due to the Bayonne ordinances' current definition of a full story, the ground floor as well as the basement count as a full story. So counting the basement as a story, applicant is proposing a 4-story house on each lot even though the height will still be under 35'.

Due to the existing nature of the lots and the prior 2007 subdivision approval, as well as the fact that nearly every other lot on this block is similarly 25 X 100, it would be appropriate to grant the lot width and area variances. As for the variance for stories, the height of the structure will remain conforming at under 35', and will match many other buildings on the block. Thus although the variance is technically needed under the language of the ordinance, granting same will have no negative effect on the neighborhood. Finally the variance for rear yard setback is minimal and due only to the proposed balcony, furthermore the proposed plan is well under the max impervious coverage limit of 70%, so this variance would not have any negative effect on the neighborhood and will add usable open space for future occupants.