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## Narrative Statement

Property is a pre-existing 2-unit building on Broadway, with one vacant commercial office unit on the first floor and one residential unit on the second floor. Applicant seeks to construct a horizontal and vertical addition to the existing 2 story building making it 3 stories, with 1 storefront retail unit on the 1st floor, 1 handicap accessible residential unit on the 1st floor behind the commercial unit, 2 residential units on the 2nd floor, and 1 residential unit on approximately half the 3rd floor, with open space amenities on the other half of the 3<sup>rd</sup> floor (a shared rooftop terrace for the residential tenants).

Applicant seeks a use variance for the creation of a handicap accessible residential apartment on the first floor in the ORS zone. The impact of this variance would be mitigated due to the fact that the front of the building, facing the street, will remain a commercial use. Therefore the community obtains a benefit, in that a handicap accessible apartment is being created which would not otherwise exist, without changing the existing commercial character of the first floor when viewed from Broadway. In fact applicant proposes to update the façade and install large glass retail type plate windows on the first floor. There are currently small residential style windows at the site. So if the applicant's site plan is approved, the first floor will be brought closer to conformity with the commercial appearance of Broadway.

Applicant is providing a large open rooftop terrace to the tenants of the building, providing 1435 sf of usable open space when only 1000 sf is required.

Unfortunately it would not be possible to create additional parking at the site so a parking variance is required. However it should be noted that the existing use of the building would require 5 parking spaces. The proposed use would also require 5 parking spaces. So the intensity of parking at the site would not increase by the granting of the requested parking variance.

Finally, a variance is required for maximum lot coverage. Applicant is providing engineering plans to compensate for any additional runoff caused by exceeding 70% coverage, mitigating the effect of granting such variance.