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Narrative Statement of Applicant

150 West 31st Street is an existing commercial mixed-use structure in the R-2 zone. As it stands today, there are three residential units and one commercial unit which is a very busy local Laundromat. All units are located on the ground floor of this one-story structure. Applicant owns and operates the Laundromat, and also owns the building itself. Applicant's customers, who are almost entirely nearby residents that walk there from their homes, have repeatedly requested that Applicant expand the Laundromat to accommodate more patrons. Applicant seeks to eliminate one of the residential units, and expand the existing Laundromat space so it includes the prior unit's floor space. So what is currently a building with three residential units and one commercial Laundromat unit, would be converted to a building with two residential units and one commercial Laundromat unit.

The Laundromat is a pre-existing non-conforming use in this zone. While Applicant seeks to expand this non-conforming use, it is a beneficial and complimentary use to the occupants of this residential zone. Furthermore, having three residential units in R-2 is also a pre-existing non-conforming use. Since Applicant would be removing one of these residential units, the building itself is being brought closer to conformity with the change.

There are a number of bulk variances which are all pre-existing. However it should be noted that by reducing residential unit count, Applicant is also reducing the number of required parking variances from the pre-existing 5 spaces down to 3. This would be *reducing* the existing bulk variance count for the building, again bringing it closer to conformity than the status quo, and adding much-needed parking to the neighborhood by reducing the number of residential units in the building.