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Narrative Statement of Applicant

Applicant is an existing commercial tenant at 1224-1226 Kennedy Blvd (the "Property"). It has filed this application with permission of their landlord, the Property owner. The Property is a pre-existing commercial use. Applicants currently operate a small deli and convenience store at the site. Most of their customers are walk-in traffic, many of whom are senior citizens who reside in a large apartment building across the street from the Property. While the applicants currently serve cold sandwiches and similar unheated deli type food, their customers have repeatedly asked them to provide hot food options. Applicants seek to install a small kitchen on the Property, with a hood, to allow them to make hot food for their customers moving forward.

The Board may recall that this same applicant filed for relief last year in Z-25-0005. In that application, the applicant sought to make two changes to the existing store at the site. First the applicant sought to add a hood to be able to serve hot food. Second the applicant sought to add a separate pharmacy area to the store. The Zoning Board did not approve this past application because, as some commissioners expressed, they were concerned that there was too much congestion on this block.

This new application heeds the concerns of the Zoning Board by significantly reducing the scope of changes being sought. The applicant no longer seeks to add a pharmacy use, nor a separate area for said pharmacy. The applicant now ONLY seeks to add a hood to the existing kitchen at the store so the applicant can serve hot food to its customers, who have been requesting this for some time.

Furthermore applicant has retained the services of a traffic engineer, who will provide testimony that the mere addition of serving hot food at the site will not cause additional congestion in this location.

The Property is pre-existing and Applicants do not seek to make any exterior changes to the footprint of the building. All changes, with the exception of adding an exterior vent for the kitchen hood and some exterior signage, are strictly to the interior layout of the commercial space they currently rent from their landlord.