

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:

☒ Site Plan	☐ Minor Subdivision	☐ Development Permit
☐ Waiver	☐ Major Subdivision	☐ Development Permit Waiver
☐ Minor	☐ Sketch Plat	☐ Conditional Use
☒ Preliminary	☐ Preliminary	☐ Unimproved Road
☒ Final	☐ Final	☒ Major Site Plan
☐ Certificate of Nonconformity		

Variances: Use ☐ Bulk (c) ☐ (a) ☐ (b) ☐
N/A

1. Location of proposed development 935-939 Broadway, Bayonne, New Jersey, 07002
Block 85 Lot(s) 23 Zone District Redevelopment Plan
Proposed use a six (6) story mixed-use, multi-family building containing 51 residential units, 52 parking spaces, 1,729 sq. ft. of retail space, and resident amenity areas
Lot Area 11,250 sq. ft Building area (sq. ft total) 64,524
Number of off-street parking spaces 52
Area (in feet) of any adjoining property controlled by owner N/A

2. Name of Applicant: Golden Apple Capital Urban Renewal LLC Phone No. 201-669-0483
Address: 93 Central Ave., Ste A, Jersey City, NJ 07306 E-mail: dan@francesinvestmentscompany.com
Name of Owner: Daniel Frances Phone No. 201-669-0483
Address: 93 Central Ave., Ste A, Jersey City, NJ 07306 E-mail: dan@francesinvestmentscompany.com

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Michael Miceli, Prime Tuvel & Miceli
Address 1 Evertrust Plaza, Suite 1202, Jersey City, NJ 07302
Telephone Number 201-399-0137 Fax Number 856-273-8383
E-mail Address mike@primelaw.com

Applicant's Engineer Adam Kandil, Daetel Engineering
Address 115 Route 46 West, STE D29, Mountain Lakes, NJ 07046
Telephone Number 201-602-7690 Fax Number _____
E-mail Address adam@daetel.com

Applicant's Planning Consultant John McDonough, John McDonough Associates, LLC
Address 101 Gibraltar Drive, Suite 1A, Morris Plains, NJ 07950
Telephone Number 973-222-6011 Fax Number 973-786-6537
E-mail Address jmcDonoughpp@gmail.com

Applicant's Traffic Engineer Lee Klein, Klein Traffic Consulting, LLC
Address 156 Walker Road, West Orange, NJ 07052
Telephone Number 973-985-3464 Fax Number _____
E-mail Address leekleintraffic@gmail.com

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 Ahmed Emara, Emara Ghobrial Architects

Field of Expertise Architecture

Address 1050 Wall St West, Suite 645, Lyndhurst, NJ

Telephone Number 201-342-3086

Fax Number: _____

E-mail Address: Ahmed@eg-architects.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. * See attached "Statement of the Applicant"

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. * TBP prior to hearing

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. *TBP Prior to hearing

7. Dates and types of prior development applications for this property: See attached "Prior Resolutions"

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: Vacant Branch Bank

Proposed use: Mixed-Use (multi-family/commercial)

Number of Employees TBD Business hours As permitted by law

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: Vacant Branch Bank

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? Bond, cash, letter of credit, or as otherwise permitted by law.

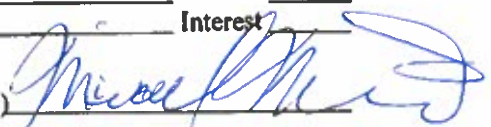
Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Passaic Valley Sewage Commissioners	<u>X</u>	<u> </u>	<u>TBS</u>
Bayonne Municipal Utilities Authority	<u>X</u>	<u> </u>	<u>TBS</u>
<u> </u> Bayonne/Hudson County Health Dept.	<u> </u>	<u>X</u>	<u> </u>
<u> </u> Hudson County Planning Board	<u> </u>	<u>X</u>	<u>LONI Request TBS</u>
<u> </u> Hudson County Soil Conservation District	<u>X</u>	<u> </u>	<u>TBS</u>
NJ Department of Environmental Protection	<u>X</u>	<u> </u>	<u>TBS</u>
Sewer Extension Permit (TWA)	<u>X</u>	<u> </u>	<u>TBS</u>
Sanitary Sewer Connection Permit	<u>X</u>	<u> </u>	<u>TBS</u>
Stream Encroachment Permit	<u> </u>	<u>X</u>	<u> </u>
Waterfront Development Permit	<u> </u>	<u>X</u>	<u> </u>
Water Extension Permit	<u>X</u>	<u> </u>	<u>TBS</u>
Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Tidal Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Other (specify) <u> </u>	<u> </u>	<u>X</u>	<u> </u>
NJ Department of Transportation	<u> </u>	<u>X</u>	<u> </u>
Public Service Electric & Gas Company	<u>X</u>	<u> </u>	<u>TBS</u>

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 <u>See attached "Disclosure Statement"</u>	Address <u> </u>	Interest <u> </u>
Name <u> </u>	Address <u> </u>	Interest <u> </u>
Name <u> </u>	Address <u> </u>	Interest <u> </u>
Name <u> </u>	Address <u> </u>	Interest <u> </u>
Name <u> </u>	Address <u> </u>	Interest <u> </u>
Name <u> </u>	Address <u> </u>	Interest <u> </u>

Applicant's Attorney in Fact Signature(s) 

Indicate title if corporation or partnership

VARIANCE RELIEF

1. Application is hereby made for:

N/A Hardship or practical difficulties (See N.J.S.A. 40:55D-70c)

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

2. Property Description:

Lot size 11,250 sq. ft Size of Building: 64,524 sq. ft. No. of stories: 6

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)*: N/A

for the purpose of _____

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:

N/A 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).

N/A 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? X Yes No

If so, attach copies of previous approvals and/or state the date, application number, character of appeal and disposition:

See attached "Prior Resolutions"

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?

N/A

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?

N/A

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.

N/A

Explain how the proposed variances can be granted:

a. without substantial detriment to the public good

b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan

7. If the application is made for a use variance, explain the following:

a. how the proposed use can be granted without substantial detriment to the public good.

N/A

b. how the proposed use can be granted without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance.

N/A

c. List the "special reasons" presented by the application.

N/A

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.

N/A

8. List all witnesses expected to testify:

Ahmed Emara,

Adam Kandil,

Lee Klein,

John McDonough

9. Waivers requested of Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements: *[attach additional pages as needed]*

See attached "Statement of the Applicant"

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.

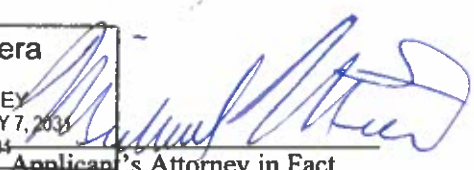
[If the owner is a corporation an authorized corporate officer must sign this application. If the owner is a partnership a general partner must sign this application.]

Sworn and subscribed to
before me this 27 day
of May, 2026



A Notary Public of New Jersey

Alondra O. Gomera
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 7, 2031
COMMISSION: #50245594


Applicant's Attorney in Fact

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 27 day
of May, 2026



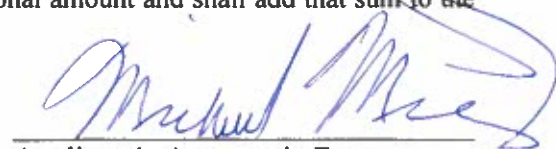
A Notary Public of New Jersey

Alondra O. Gomera
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 7, 2031
COMMISSION: #50245594


Owner's Attorney in Fact

I understand that I must submit escrow money 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: 5-27-26


Applicant's Attorney in Fact