

RAFF, MASONE & WEEKS, P.A.
1083 AVENUE C
BAYONNE, NEW JERSEY
(201) 339-0924

**RE: APPLICATION FOR A CERTIFICATE
OF NON-CONFORMITY OF PROPERTY
LOCATED AT 78 WEST 16th STREET**

CERTIFICATION OF CARL ESPOSITO

I, CARL ESPOSITO, being of full age, hereby certify as follows:

1. I am the prior owner of the property located at 78 West 16th Street, Bayonne, New Jersey and make this certification in support of the current owner, SRL Realty, LLC's (Sewpersaud "Mike" Ramdat) application for a Certificate of Non-Conformity.
2. The property at issue, 78 West 16th Street, has been in my family since 1965. My parents Carmella and Salvatore Esposito purchased it on September 7, 1965. It has been a three family home since 1965.
3. Although the property is located in the R-2 zone based on the current zoning map of Bayonne, I have personal first-hand knowledge of the layout and use of the home as a three family home.
4. The property was built in approximately 1920 and has been used as a three family home since at least 1965. My mother and father (Carmella and Salvatore Esposito) purchased the home in 1965. Our entire immediate family moved in to the first floor apartment including my mother; father; sister, Christina Mercun;

and my brother, Salvatroe Esposito Jr.. The second floor apartment and third floor apartment were rented to tenants.

5. In approximately 1973, my sister married and she and her husband moved into the second floor apartment. The third floor apartment was rented to a tenant.
6. In approximately 1984, my sister and her husband moved out of the second floor apartment and purchased a home on 5th Street. My brother Salvatore and his wife then moved into the second floor apartment.
7. In approximately 1986, me, my wife and five children then moved into the second floor apartment.
8. My father and mother continued uninterrupted to reside on the first floor from 1965. My father passed away in 2007. My mother continued to reside on the first floor until her death in 2009.
9. I was a licensed contractor in Bayonne and was also a local businessman in Bayonne for over 40 years. I am very familiar with residential home layouts and utilities. The property at issue has always had utilities configured for three residential apartments. There were three electric meters and electric services. There were always three gas meters. There were three boilers to service each of the apartments.
10. I believe the home was not registered as a three family home because the home was primarily occupied by the extended Esposito family. IT was always configured as a three family home with three separate apartments with three separate kitchens, three separate bathrooms, living and sleeping quarters that accommodate three separate tenancies.

CERTIFICATION

I hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, that I am subject to punishment.


CARL ESPOSITO

Dated: 8-22-25