

NARRATIVE STATEMENT OF APPLICANT  
FOR MAJOR SITE PLAN APPROVAL  
AND BULK VARIANCE RELIEF

309 BROADWAY, BAYONNE, NEW JERSEY 07002  
BLOCK - 257 LOT - 12

The property at issue, 309 Broadway, (hereinafter the “property”), is a single story commercial building located on the West side of Broadway, between Andrew Street and 18<sup>th</sup> Street. The property is located in the 8<sup>th</sup> Street Rehabilitation Plan zone based on the current zoning map of Bayonne. The property is owned by 309 Broadway Realty, LLC. The property is vacant land.

The proposed plan calls for the construction of a five-story structure with eight residential units. The proposed use will meet all building and fire code requirements.

The 8<sup>th</sup> Street Rehabilitation Plan zone requires a 20 foot rear setback. The applicant proposes a 3- foot setback. The 8<sup>th</sup> Street Rehabilitation Plan zone requires a 10- foot side yard setback. The applicant proposes a 4- foot setback. The applicant also proposes a 20- foot curb cut. The zone requires a 10- foot curb cut.

It is therefore respectfully requested that the Bayonne Planning Board approve this application.