

STATEMENT OF THE APPLICANT

Applicant: John and Maryan, LLC

Property: 1012-1022 Avenue C & 53-57 West 48th Street, Bayonne, New Jersey
Block 64 Lots 2 & 3

John and Maryan LLC (the “Applicant”) owns the properties located at 1012-1022 Avenue C & 53-57 West 48th Street, which are designated as Block 64, Lots 2 & 3 on the City of Bayonne (the “City”) Tax Duplicate (the “Property”). The Property is bounded by West 48th Street to the south and Avenue C to the west and is zoned under a redevelopment plan (the “Redevelopment Plan”), which permits multi-family residential buildings.

The Property is currently the site of the “Uptown Synagogue”, which will be demolished along with vacant land. Applicant is seeking preliminary and final major site plan approval along with any other ancillary relief (if determined to be necessary) (the “Application”) to construct a five-story multi-family apartment building, containing 40 residential units, 44 parking spaces, 22 bike storage spaces, approximately 2,595 square feet of green roof space, approximately 1,150 square foot roof terrace, along with various other improvements shown on the filed plans. The Application’s proposed use and structure are permitted as-of-right under the Redevelopment Plan.

The Applicant requests a submission waiver of the following:

- Checklist item I.2 – Order of the Administrative Officer because the Municipal Land Use Law permits direct application to this Board; and a
- Partial waiver of Checklist item II.5 – Spaces for all applicable signatures (Board Chairman, Board Secretary, City Engineer) on engineering plans.
- Any/all other items not submitted with the Application because the submitted materials are sufficient to allow the Board to make a determination as to whether Applicant has met its burden for site plan approval. Should the Board determine that certain items, not submitted, are needed, same shall be incorporated as part of Applicant’s resolution compliance or requirements.

Expert testimony will be provided at the hearing to support the approvals and any required relief.