

STATEMENT OF THE APPLICANT

A-5

**Applicant:** 40 Cottage Street, LLC

**Property:** 80-84 E. 25<sup>th</sup> Street, Bayonne, New Jersey  
Block 442 Lot 14

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40 Cottage Street LLC (the “Applicant”) owns the property located at 80-84 East 25<sup>th</sup> Street, which is designated as Block 442, Lot 14 on the City of Bayonne (the “City”) Tax Duplicate (the “Property”). The Property is located centrally on East 25<sup>th</sup> Street, between Prospect Avenue and Avenue “F” and is zoned under a redevelopment plan (the “Redevelopment Plan”), which permits multi-family residential dwellings.

The Property previously contained a warehouse building. The prior building is to be demolished. 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 six-story residential building, containing 14 residential units, 15 parking spaces which includes 2 EV spaces, 9 bicycle parking spaces, 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.

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