

STATEMENT OF THE APPLICANT

Applicant: Golden Apple Capital Urban Renewal LLC

Property: 935-939 Broadway, Bayonne, New Jersey
Block 85 Lot 23

Golden Apple Capital Urban Renewal LLC (the “Applicant”) owns the property located at 935-939 Broadway, which is designated as Block 85, Lot 23 on the City of Bayonne (the “City”) Tax Duplicate (the “Property”). is zoned under a redevelopment plan (the “Redevelopment Plan”), which permits mixed-use buildings.

The Property is currently the site of a vacant “Bank of America” branch with drive through, which will 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 mixed-use (multi-family and commercial/retail) building, containing 51 residential units, 52 parking spaces, approximately 1,729 square feet of commercial/retail space, bicycle parking, approximately 353 square feet of residential amenity space, approximately 1,799 square feet of green roof, 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
- 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.