

755 AVENUE E
NARRATIVE STATEMENT OF APPLICANT
FOR BULK VARIANCE AND MAJOR SITE PLAN

755 AVENUE E, BAYONNE, NEW JERSEY 07002
BLOCK 72, LOT - 8

The property at issue, 755 Avenue E, (hereinafter the "property"), is a vacant lot located on the west side of Avenue E, between East Grand Street and 48th Street. The property is located in the Transit Development District (TDD) zone based on the current zoning map of Bayonne and the proposed use is permitted in said zone. The property is owned by Remo Ferraro.

The applicant proposes to construct a new three-family residential building. The proposed use will meet all building and fire code requirements.

The applicant requires major site plan approval as well as the following bulk variances:

- minimum lot area;
- maximum building height;
- minimum front yard setback,
- minimum rear yard setback;
- minimum number of parking stalls

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