

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

377 BROADWAY, BAYONNE, NEW JERSEY 07002  
BLOCK - 239 LOT - 13

The property at issue, 377 Broadway, (hereinafter the "property"), is a mixed use building located between West 17<sup>th</sup> Street and Andrew Street based on the current zoning map of Bayonne. The property is located in the CBD (Central Business District) zone and is owned by 377 Broadway Realty, LLC. It is presently configured as a mixed use building with one commercial and one residential unit on the ground floor and two residential units on the second floor. The applicant proposes to construct a one-story addition and create two new dwelling units creating five residential units.

The applicant seeks major site plan approval and bulk variance relief for rear yard setback, lot coverage and parking.

It is therefore respectfully requested that the Bayonne Planning Board approve the application along with the requested bulk variances.