

STATEMENT OF THE APPLICANT

Applicant: John and Maryan, LLC

Property: 455-461 Avenue C, Bayonne, New Jersey
Block 219 Lot 24.01

John and Maryan LLC (the “Applicant”) owns the property located at 455-461 Avenue C, which is designated as Block 219, Lot 24.01 on the City of Bayonne (the “City”) Tax Duplicate (the “Property”). The Property is bounded by West 20th Street to the north and Avenue C to the east and is zoned under a redevelopment plan (the “Redevelopment Plan”), which permits mixed-use (multi-family residential dwellings and commercial) buildings.

The Property previously is currently a vacant lot. 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 building, containing 63 residential units, 71 parking spaces which includes EV spaces, bike storage, approximately 1,406 square feet of retail space, approximately 779 square feet of residential amenity space 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.

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