

## STATEMENT OF THE APPLICANT AND LIST OF VARIANCES AND WAIVERS

The present application seeks approval for the development of 745-747 Broadway in Bayonne also known as Block 319, Lot 19 in the Central Business District. The Applicant is the current owner of the subject property which consists of approximately 5,964 sq. ft. of land.

The application being submitted calls for the construction of a new multi-family residential building that will be 6 stories and 60'-6" high and comprised of 27 residential units consisting of 6 two bedroom and 21 studios. Variances are required with respect to Maximum Building Height where 5 stories 55'-0" is required and 6 stories and 60'-6" is proposed, Maximum Lot Coverage of Principal and Accessory Structure where 70% is required and 80% is proposed, and Maximum Floor Area Ratio where 4.5 with bonus densities is provided and 4.5 (Streetscape design improvement; Plaza improvement) is proposed. Otherwise, the proposed plan is in conformance with the applicable zone.