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VIA FEDEX & EMAIL:

April 26, 2024

City of Bayonne
Attn: Alicia K. Losonczy
Land Use Administrator
630 Avenue C
Bayonne, NJ 07002

**Re: Planning Board Application – 229 Avenue B
Block: 55 Lot: 25**

Dear Ms. Losonczy:

Be advised that my office represents John & Maryan, LLC with regards to the above-referenced matter. Enclosed for processing please find one copy of the narrative statement explaining the nature of the proposed development.

Should you have any questions please contact my office at (201) 413-9000.

Very truly yours,

/s/ Michael Higgins

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Narrative Statement of Application

The Applicant proposes to subdivide the 5,000 square foot lot at 229 Avenue B into two new lots. Proposed lot 25.01 will be 2,500 square feet in lot area. Proposed lot 25.02 will also be 2,500 square feet in lot area.

The existing lot 25 is improved with a 2 ½ story frame dwelling. The existing building will be demolished, and new three-story, two-family residential buildings are proposed for each of the new lots. Unit #1 in each new building will have three bedrooms and three bathrooms. Unit #2 in each new building will have three bedrooms and two bathrooms. Each new building will have three parking spaces; two spaces in the front yard driveway, and one space in the garage.

The property is located in the R2 Detached/Attached Residential District near the intersection of W 50th Street and Avenue B. Requested relief for the application includes: minor subdivision approval, minor site plan approval for both buildings, and variances for lot area, lot width, lot frontage and lot coverage.