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NOTICE: WAIVER REQUESTS MADE IN CONNECTION WITH THIS APPLICATION FOR DEVELOPMENT MUST BE SO INDICATED AND WRITTEN JUSTIFICATION OF THE REQUEST MUST BE PROVIDED.

APPLICATION FORM

TYPE OF APPROVAL REQUESTED:

<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Development Permit
<input type="checkbox"/> Waiver	<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Development Permit Waiver
<input type="checkbox"/> Minor	<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Conditional Use
<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Unimproved Road
<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Major Site Plan
<input type="checkbox"/> Certificate of Nonconformity		

COPY

Variances: Use [] Bulk (c) [X] (a) [] (b) []

1. Location of proposed development 418 Broadway
Block 226 Lot(s) 36 Zone District CBD
Proposed use _____
Lot Area 3,000.00 +/- Building area (sq. ft total) 8,903.00
Number of off-street parking spaces 0
Area (in feet) of any adjoining property controlled by owner None

2. Name of Applicant: Nazim Naeem Phone No. 201-300-5926
Address: 1204 6th St., Apt. 1, North Bergen, NJ 07047 E-mail: nazimnaeem73@yahoo.com
Name of Owner: Blanche Jiji Phone No. 201-673-8007
Address: 10600 Avenida Santa Ana, Boca Raton, FL 33498 E-mail: djiji@aol.com

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Stephen S. Rose, Esq.
Address 613 Broadway – PO Box 95, Bayonne, NJ 07002
Telephone Number 201-436-6161 Fax Number 201-436-3355
E-mail Address srose@rosezuckerlaw.com

Applicant's Engineer _____
Address _____
Telephone Number _____ Fax Number _____
E-mail Address _____

Applicant's Planning Consultant Alan Feld
Address 215 Fourteenth Street, Jersey City NJ
Telephone Number 201-963-5877 Fax Number 201-656-1129
E-mail Address _____

Applicant's Traffic Engineer _____
Address _____
Telephone Number _____ Fax Number _____
E-mail Address _____

4. List any other expert who will submit a report or who will testify for the Applicant: *[Attach additional sheets as may be necessary]*

Name _____ To be advised _____
Field of Expertise _____
Address _____
Telephone Number _____ Fax Number: _____
E-mail Address: _____

All reports prepared in support of testimony should be submitted ten (10) days in advance of the public hearing.

5. Attach a detailed explanation (*Statement of the Applicant*) of the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises.

6. Attach a copy of the proposed Notice to appear in the Jersey Journal / Star Ledger and to be mailed to the owners of all real property as shown on the property list obtained from the Tax Assessor, of the homeowners within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Board Secretary for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

7. Dates and types of prior development applications for this property: Approval to add an apartment to the third floor on 12-13, 2016

Type of Use Proposed: X Change in occupancy utilizing existing facilities
 _____ Addition(s) or expansion of existing facilities
 _____ All new construction
 _____ Site work only
 _____ Other

Present (or previous) use: Prior use "Sport Stadium" then a vacant store.

Proposed use: retail general merchandise store

Number of Employees 2 Business hours 9-9 & 10-6 on Sundays

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] _____ No _____ Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: mixed commercial and residential use

Is public sanitary sewer available? Yes

Are any off-tract improvements required or proposed? No

Is the subdivision to be filed by Deed or Plat? N/A

What form of security does the applicant propose to provide as performance and maintenance guarantees? As required

Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Passaic Valley Sewage Commissioners	___	<u>X</u>	_____
Bayonne Municipal Utilities Authority	___	<u>X</u>	_____
_____ Bayonne/Hudson County Health Dept.	___	<u>X</u>	_____
_____ Hudson County Planning Board	___	<u>X</u>	_____
_____ Hudson County Soil Conservation District	___	<u>X</u>	_____
NJ Department of Environmental Protection	___	<u>X</u>	_____
Sewer Extension Permit (TWA)	___	<u>X</u>	_____
Sanitary Sewer Connection Permit	___	<u>X</u>	_____
Stream Encroachment Permit	___	<u>X</u>	_____
Waterfront Development Permit	___	<u>X</u>	_____
Water Extension Permit	___	<u>X</u>	_____
Wetlands Permit	___	<u>X</u>	_____
Tidal Wetlands Permit	___	<u>X</u>	_____
Other (specify) _____	___	<u>X</u>	_____
NJ Department of Transportation	___	<u>X</u>	_____
Public Service Electric & Gas Company	___	<u>X</u>	_____

DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. *[Attach pages as necessary to fully comply.]*

Name Nazim Naeem Address 1204 6th St., Apt. 1, North Bergen, NJ 07047 Interest 50%

Name Chaudhary Rehman Address 1204 6th St., Apt. 1, North Bergen, NJ 07047 Interest 50%

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Name _____ Address _____ Interest _____

Applicant's Signature(s) 
NAZIM NAEEM

Managing Member
Indicate title if corporation or partnership

VARIANCE RELIEF

1. Application is hereby made for:

 X Hardship or practical difficulties (See N.J.S.A. 40:55D-70c)

 Use and/or structure (See N.J.S.A. 40:55D-70d)

2. Property Description:

Lot size 30.6 X 100 Size of Building: 30.06 X 99 No. of stories: 3

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* : Section 35-17.6.b and if required Section 35-17.8.a

for the purpose of retail general merchandise store

4. If this application includes both a use variance and either a site plan, subdivision, flood plain permit or conditional use relief, then indicate which of the following is presently being sought by the applicant:

 Applicant is presently only seeking the use variance with the subsequent relief to be considered following the granting of the use variance (bifurcate the application).

 X Applicant is presently seeking all of the necessary relief.

5. Has there been a previous variance appeal or approval of any development application, i.e., site plan, subdivision or conditional use involving the premises? X Yes No

If so, attach copies of previous approvals and/or state the date, application number, character of appeal and disposition:

Previous approvals attached hereto

6. If the application is made for a bulk variance, explain the following:

How will the strict application of the provisions of the ordinance result impractical difficulties or hardship inconsistent with the general purpose or intent of the ordinance?

The building which is over 90 years old occupies 99.8% of the lot. There is no space for off-street parking

What are the exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property which do not apply generally to other properties in the same zone or neighborhood?

Existing lot coverage makes off-street parking impossible. Zoning Ordinance restricts grade level to commercial use.

Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variance or eliminate the necessity for a variance.

Adjoining lands are fully developed and if purchased, could not provide off-street parking, and the lands owned by the public authority and are not for sale.

Explain how the proposed variances can be granted:

- a. without substantial detriment to the public good Applicant will sell general merchandise to people without walking distance of the store. There is a large public parking lot behind the store.
 - b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan Grade level was constructed as and has been consistently used as commercial space. The commercial space will not be altered by Applicant.
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7. If the application is made for a use variance, explain the following:

- a. how the proposed use can be granted without substantial detriment to the public good.
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-

- b. how the proposed use can be granted without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance.
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- c. List the "special reasons" presented by the application.
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- d. List here any "hardship" related to the nature of the land and/or the neighborhood and which prevents reasonable utilization of the property for any permitted use.
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8. List all witnesses expected to testify:

Nazim Naeem, Applicant

Land Use planner, if required

Owner's son and property manager

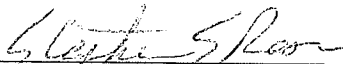
9. Waivers requested of Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements: *[attach additional pages as needed]* _____

CERTIFICATIONS

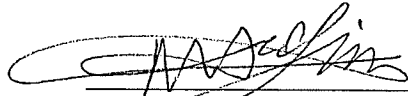
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

[If the owner is a corporation an authorized corporate officer must sign this application. If the owner is a partnership a general partner must sign this application.]

Sworn and subscribed to
before me this 22nd day
of September, 2020


A Notary Public of New Jersey

STEPHEN S. ROSE
ATTORNEY AT LAW, NJ


Signature of Applicant
NAZIM NAEEM

I certify that I am the Owner of the property which is the subject of this application and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation an authorized corporate officer must sign this application. If the owner is a partnership a general partner must sign this application.]

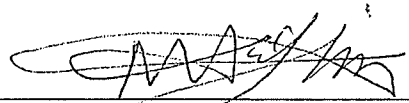
Sworn and subscribed to
before me this ____ day
of _____, 2020

A Notary Public of Florida

Signature of Owner
BLANCHE JIJI

I understand that I must submit escrow money in an amount to be determined by the Administrative Officer or his/her designee in accordance with §32-9.2 of the City of Bayonne Land Subdivision and Site Plan Ordinance, which amount will be deposited into an escrow account. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date: September 22, 2020


Signature of Applicant, **NAZIM NAEEM**

CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

[If the owner is a corporation an authorized corporate officer must sign this application. If the owner is a partnership a general partner must sign this application.]

Sworn and subscribed to
before me this 22 day
of September, 2020

Stephen S. Rose
A Notary Public of New Jersey

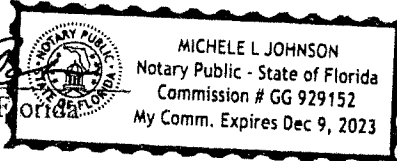
STEPHEN S. ROSE
ATTORNEY AT LAW
Signature of Applicant
NAZIM NAEEM

I certify that I am the Owner of the property which is the subject of this application and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation an authorized corporate officer must sign this application. If the owner is a partnership a general partner must sign this application.]

Sworn and subscribed to
before me this 22 day
of Sept., 2020

Michele L. Johnson
A Notary Public of Florida



Blanche Jiji
Signature of Owner
BLANCHE JIJI

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Date: September 22, 2020

Signature of Applicant, NAZIM NAEEM

