

APPLICANT' S STATEMENT


Applicant is the Lessee of the mixed use building located at 418 Broadway, Bayonne. The building was built with retail commercial space at grade level more than one hundred years ago. Applicant executed a lease with Landlord to use the grade level commercial space as a retail general merchandise store. There will be no structural changes to the store.

Applicant is seeking a bulk variance as to Bayonne Municipal Ordinance section 35-17. 6 b (off street parking) and, if required, provision for off-street loading and unloading.

Applicant and it's planners believe that the variances are justified because there can not be off-street parking on the subject premises because the building occupies all but 1 1/2 feet at the rear of the lot; there is sufficient parking on the municipal parking lot at the rear of the premises and because Applicant's merchandise is intended for people living in the immediate area who will walk to the store.

Provisions for loading and unloading is not required because the building will not be "sustainably altered".

Applicant hereby request that the Planning Board approve the Applicants request for variances that will permit it to operate a retail general merchandise store at the grade level of 418 Broadway Bayonne.



NAZIM NAEEM