

# WEINER LAW GROUP<sub>LLP</sub>

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Member of the Firm  
ANNE MARIE RIZZUTO

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July 14, 2021

By Hand Delivery

Ms. Alicia K. Losonczy  
Planning Board Secretary  
City of Bayonne  
Division of Planning and Zoning  
630 Avenue C  
Bayonne, NJ 07002

Re: Application for Minor Subdivision, Preliminary and Final Major Site Plan and Waiver  
AMS Equities, LLC (the "Applicant")  
157-163 Avenue E, 132 Avenue E, 140 Avenue E and 154 Avenue E  
Block 234, Lot 8.01, Block 467, Lot 23, Block 458, Lot 1.02, Block 458, Lot 1.03  
(the "Property") ("Silk Lofts")  
Our File No. 23578

Dear Ms. Losonczy:

This office represents the Applicant, AMS Equities, LLC, with respect to the above referenced matter. On behalf of the Applicant, we herein file with the Planning Board an Application for Minor Subdivision and Preliminary and Final Major Site Plan approvals with submission waiver (the "Application").

Enclosed please find:

Four (4) signed and sealed originals of each of the following:

1. Engineering Plan (1 sheet) for Minor Subdivision prepared by Dynamic Survey, LLC, dated July 2, 2021;
2. Boundary and Topographical Survey (1 sheet) prepared by Dynamic Survey, LLC, dated February 13, 2018, revised through June 18, 2021;
3. Engineering Plans (15 sheets) entitled "Preliminary and Final Major Site Plan and Minor Subdivision" prepared by Dynamic Engineering, LLC, dated April 21, 2021;
4. Architectural Plans (19 sheets) entitled "Silk Lofts II Redevelopment" prepared by Marchetto Higgins Stieve, dated June 4, 2021;
5. Stormwater Management Report prepared by Dynamic Engineering, dated July 2021;
6. Traffic Report prepared by Dynamic Traffic, dated July 1, 2021;
7. Environmental Impact Study by John McDonough Associates, LLC, dated July 13, 2021;

One (1) original and three (3) copies of the following:

8. Application dated July 13, 2021, including the following:
  - o Applicant Entity Ownership Disclosure Statement;
  - o Consents of Property Owners to Application for all lots constituting the Property;
  - o Statement of Applicant;

Four (4) copies of the following:

9. Development Application Checklist dated July 2021;
10. City Tax Office Certified List of Property Owners within 200 feet, dated May 20, 2021;
11. City Tax Office certificates of taxes paid for three tax lots, dated May 11 and June 21, 2021 and City Tax Office certificate of "no records found" for Block 458, Lot 1.03 (same is under a Financial Agreement and PILOT with the City), dated July 13, 2021;
12. Four (4) Deeds for the parcels constituting the Property;
13. Five (5) Resolutions of prior approvals consisting of the following:
  - Resolution with Exhibits dated 6-6-2010 (P-10-006);
  - Resolution with Exhibits dated 2-10-2015 (P-14-024);
  - Resolution with Exhibits dated 11-13-2018 (P-18-032);
  - Resolution extending time dated 5-14-2019; and,
  - Resolution extending time dated 8-13-2019.

Kindly also note that the following will be supplied when available:

14. Notice of Hearing and Affidavit of Publication and Mailing;
15. Affidavit of Publication from official newspaper for the City.

We also enclose W-9 form signed by the Applicant dated April, 2021 and three (3) checks for Application Fees as follows:


- o In the amount of \$550.00 for completeness review;
- o In the amount of \$275.00 for subdivision application; and
- o In the amount of \$50,627.45 for site plan application.

We enclose three (3) checks for Escrow Fees as follows:

- o In the amount of \$1,500.00 for completeness review;
- o In the amount of \$500.00 for minor subdivision review; and
- o In the amount of \$27,167.00 for site plan review.

Please feel free to contact me if you have any questions.

Very truly yours,  
WEINER LAW GROUP LLP

By:   
Anne Marie Rizzato, Esq.

MM:AMR:rg  
encs.

Ms. Alicia K. Losonczy  
Re: AMS Equities, LLC (Silk Lofts)

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July 14, 2021

Electronic Submission to be made of  
this filing letter and all enclosed documents  
Share File link to be supplied

c by email (filing letter only):  
Board Engineer Robert Russo, P.E.  
Board Planner Malvika Apte, P.P.  
Board Attorney Richard Campisano, Esq.  
Client Representatives  
Client Professionals

2069825v2

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

**CITY OF BAYONNE APPLICATION FORM**

Date of Application: July 13, 2021

**TYPE OF APPROVAL REQUESTED:**

<input checked="" type="checkbox"/> Site Plan	<input checked="" 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 type="checkbox"/> Major	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Unimproved Road
<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	<input type="checkbox"/> Amnesty Program
<input checked="" type="checkbox"/> Final		<input type="checkbox"/> Certificate of Nonconformity

Variances: None

1. Location of proposed development Avenue E, Bayonne, New Jersey  
Block 234, Lot 8.01 (157-163 Avenue E); Block 467, Lot 23 (132 Avenue E); Block 458, Lot 1.02 (140 Avenue E); and Block 458, Lot 1.03 (154 Avenue E) (the "Property")

Zone District Redevelopment Plan dated October 6, 2020  
Proposed uses Two multi-story mixed use buildings with multi-family residential units and retail/commercial ground level with off-site parking

Lot Area See plans Building Area See plans

Number of off-street parking spaces Total of 409 parking spaces provided: 389 automated parking spaces within Subdistrict B building and 20 parking spaces at surface parking lot on east side of Avenue E

Area (in feet) of any adjoining property controlled by owner NA

2. Name of Applicant AMS Equities, LLC  
Address 488 Madison Ave., Ste. 1901, NY, NY 10022  
Phone c/o Michael Miceli, Esq. 201-403-1100 Email mmiceli@weiner.law

Name of Owner See attached Owner Consents.

**3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES**

Applicant's Attorney	<u>Weiner Law Group LLP, Michael Miceli, Esq.</u>
Address	<u>629 Parsippany Rd., Parsippany, NJ 07054</u>
Telephone Number	<u>973 403 1100</u>
Email	<u>mmiceli@weiner.law</u>
Applicant's Engineer	<u>Dynamic Engineering, LLC</u>
Address	<u>245 Main Street, Suite 110, Chester NJ 07930</u>
Telephone Number	<u>908-879-9229</u>

Applicant's Architect	<u>Marchetto Higgins Stieve, Architects</u>
Address	<u>1225 Willow Avenue, Hoboken, NJ 07030</u>
Telephone	<u>201-795-1505</u>
Applicant's Planning Consultant	<u>John McDonough Associates, LLC</u>
Address	<u>101 Gibraltar Drive, Suite 1A, Morris Plains, NJ 07950</u>
Telephone Number	<u>973-222-6011</u>
Applicant's Traffic Engineer	<u>Dynamic Traffic</u>
Address	<u>245 Main St., Ste. 110, Chester, NJ 07930</u>
Telephone Number	<u>732-681-0760</u>

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 Applicant will revise if applicable
- Field of Expertise \_\_\_\_\_
- Address \_\_\_\_\_
- Telephone Number \_\_\_\_\_

**All reports prepared in support of testimony should be submitted ten (10) days in advance of the public hearing.** Applicant will comply if applicable.

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. See attached.
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. To be supplied.

**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.** Applicant will comply.

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. Applicant will comply.

7. Dates and types of prior development applications for this property. Prior Planning Board approvals received in response to OPRA filed on Applicant's behalf, see attached.

8. Type of Use Proposed
- Change in occupancy utilizing existing facilities
  - Addition or expansion of existing facilities
  - All new construction
  - Site work only
  - Other
- Present (or previous) use Residential and retail
- Proposed use See Paragraph 1 above
- Number of Employees TBD Business hours TBD

**9. PROPERTY INFORMATION**

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:  
 Deeds Attached Yes Restrictions None known Proposed TBD

*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 See Paragraph 8 above

Is a public water line available? Yes

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? TBD

What form of security does the applicant propose to provide as performance and maintenance guarantees?  
Bond, letter of credit, cash or as otherwise permitted by law.

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

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

**11. DISCLOSURE STATEMENT- Ownership of Applicant**

Pursuant to N.J.S. 40:55D-48.1 and 40:55D-48.2, below is a list of the names and addresses of all persons owning 10% or more interest in the Applicant entity.

See attached Applicant-Entity Ownership Disclosure Statement.

WEINER LAW GROUP LLP

By:

Michael Miceli, Esq.  
 Attorneys for Applicant

Date signed: July 13, 2021

VARIANCE RELIEF

1. Application is hereby made for: No Variance Relief is requested.

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

2. Property Description:  
Lot size Area See plans See plans Size of Building Area See plans See plans Number of stories Five

3. This request for variance relief consists of (list sections of the Ordinance from which variance is requested) NA  
for the purpose of \_\_\_\_\_

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

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?  
Yes NA No NA

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

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

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

b. 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?  
NA

c. 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.  
NA

d. Explain how the proposed variances can be granted:  
Without substantial detriment to the public good; and,  
NA

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Without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan.  
NA

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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;  
NA

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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;  
NA

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c. List the "special reasons" presented by the application; and,  
NA

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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.  
NA

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8. List all witnesses expected to testify.  
The Applicant's professionals will testify about the details of the Application. The Applicant reserves the right to present other witnesses at the hearing.

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9. Waivers requested from Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements.  
Waiver is requested from the checklist submission requirement of providing a denial letter from the Zoning Officer because: (a) this Property is subject to a Redevelopment Plan; and (b) the Municipal Land Use Law permits direct application to this Board.  
The Applicant requests any other applicable approvals or waivers.

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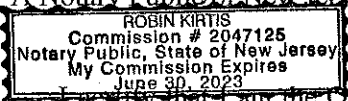


**CERTIFICATIONS**

I certify that the foregoing statements and the materials submitted are true to the best of my knowledge. I further certify that I am authorized to sign the application for the Applicant.

Sworn and subscribed  
before me this 13th day  
July, 2021

  
A Notary Public of New Jersey



WEINER LAW GROUP LLP  
Attorneys for Applicant, AMS Equities, LLC

By:   
Annie Marie Rizzuto, Esq.

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.

See attached Property Owner Consents.

I understand that the Applicant 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 direct the Applicant to add that sum to the escrow account within fifteen (15) days.

WEINER LAW GROUP LLP  
Attorneys for Applicant, AMS Equities, LLC

By:   
Michael Miceli, Esq.

Date: July 13, 2021

**STATEMENT OF APPLICATION  
For Minor Subdivision  
and Preliminary and Final Major Site Plan  
To City of Bayonne Planning Board**

**July 13, 2021**

**Applicant:** AMS Equities, LLC (the “Applicant”)

**Project** Block 234, Lot 8.01 (157-163 Avenue E); Block 467, Lot 23 (132 Avenue E);  
**Locations:** Block 458, Lot 1.02 (140 Avenue E); and Block 458, Lot 1.03 (154 Avenue E)  
(the “Property”)

AMS Equities, LLC (the “Applicant”) is the designated redeveloper of the Property. The Property is subject to a redevelopment plan dated October 6, 2020. The Applicant previously received approval for and constructed a new building known as Silk Lofts, located on the east side of Avenue E. The Applicant is now seeking approval of a minor two-lot subdivision and preliminary and final major site plan approval and such other relief as is required (the “Application”). The Application proposed a minor subdivision of Block 458, Lot 1.03 into two lots and construction of two new mixed-use buildings (one on the west side and one on the east side of Avenue E) as described herein and in the filed plans.

**Minor Subdivision**

The Applicant seeks minor subdivision approval. The final development parcels are as follows:

- Proposed Parcel “B” will be accomplished by filing of a consolidation deed to combine Block 467, Lot 23 and Block 458, Lot 1.02. This will create a development lot for the Subdistrict B building proposed to contain 250 residential dwelling units and a parking facility within the building exterior. These combined parcels will be approximately 30,551 square feet (0.701 acres) in size.
- Existing Tax Block 458, Lot 1.03 is proposed for minor subdivision into two lots as follows:
  - Proposed Parcel “C” contains a newly-constructed building with 85 units, which is to remain. After subdivision, Parcel “C” will be approximately 32,862 square feet (0.754 acres); and,
  - Proposed Parcel “D” contains an existing surface parking lot which is to remain. After subdivision, Parcel “D” will be a stand-alone parking lot of approximately 7,515 square feet (0.173 acres).

The final lot configurations meet the requirements of the redevelopment plan. Accordingly, the Applicant requests that the Board approve the minor subdivision.

## **Preliminary and Final Major Site Plan**

The Applicant has also filed engineering and architectural plans and materials seeking preliminary and final major site plan approval to construct two mixed-use buildings as follows:

Subdistrict A is located on the west side of Avenue E, at Block 234, Lot 8.01 a/k/a 157-163 Avenue E. It will contain one mixed-use (multi-family residential and commercial/retail) building at the Property that will provide 36 residential units, approximately 1,530 square feet of ground floor commercial/retail space and amenity space. The Subdistrict A building will be six stories and approximately 73 feet 8 inches in height.

Subdistrict B is located on the east side of Avenue E, consisting of consolidated parcels known as Block 467, Lot 23 a/k/a 132 Avenue E and Block 458, Lot 1.02, a/k/a 140 Avenue E. It will contain one mixed-use (multi-family residential and commercial/retail) building at the Property that will provide 250 residential units, approximately 1,975 square feet of ground floor commercial/retail space and amenity space. The Subdistrict B building will be eighteen stories and approximately 230 feet in height.

Parking for both Subdistrict A and Subdistrict B and the recently completed building on Proposed Parcel C will be contained within the Subdistrict B building and within the surface parking lot labeled as Parcel D (which is the subject of the minor subdivision). The total number of required spaces for all three buildings (for all residential and commercial uses) is 403 parking spaces and the total number of provided spaces is 409 parking spaces. The total parking provided in the Subdistrict B building is 389 automated parking spaces. The total parking provided in the Parcel D surface parking lot is 20 parking spaces.

The proposed buildings will also provide compliant landscaping and streetscape, signage, lighting, rooftop terraces and amenities, outdoor open space and amenities and other improvements shown on the filed plans. The proposed development provides the type of mixed-use project contemplated by the redevelopment plan and substantially complies with its requirements.

The Applicant further seeks any and all exceptions, waivers, submission waivers, variances, interpretations, and other approvals as reflected on the filed plans as may be determined to be necessary during the review of the Application.

The benefits of any required relief substantially outweigh any detriments. The proposed buildings will replace aging and obsolete structures with attractive mixed-use buildings, thereby improving the neighborhood's aesthetic, creating a desirable visual environment and injecting vibrancy and activity into this area.

This project as proposed substantially complies with the intent and purpose of the City's zone plan and the redevelopment plan. The buildings providing larger mixed-use residential buildings and retail that will serve the local area and the larger community. The proposed buildings also provide economic revitalization by creating and expanding business opportunities. It also advances the goal of providing higher density residential development above the ground floor to support local businesses.

For the reasons set forth above, the Applicant respectfully requests that the Planning Board approve this application for preliminary and final major site plan approval and for minor subdivision.

**Property Owner's Consent  
to Applications for Development and Governmental Approvals**

**Applicant:** AMS Equities, LLC (the "Applicant")

**Project** Block 234, Lot 8.01 (157-163 Avenue E); Block 467, Lot 23 (132 Avenue E);

**Locations:** Block 458, Lot 1.02 (140 Avenue E); and Block 458 Lot 1.03 (154 Avenue E)  
(the "Property")

1. I am the Managing Member of the entities known as **154 Ave E Bayonne AMS Urban Renewal LLC** and **154 Ave E Bayonne Mile High AMS Urban Renewal LLC** (collectively referred to herein as the "Owner"). Each of these entities constitute the Owner of the real property known as Block 234, Lot 8.01 (157-163 Avenue E), which is part of the Property referenced above.

2. The Owner authorizes and consent to the filing and prosecution of applications before the Planning Board of the City of Bayonne for subdivision approval, preliminary and final site plan approval and for any other related land use approvals, permits and applications for the Project. This authorization and consent applies to the Applicant and its related entities in connection with the Project.

3. The Owner authorizes and consents to the filing and prosecution of any and all applications, permits and/or other governmental approvals related to and required for the redevelopment of the Project. This authorization and consent applies to the Applicant and its related entities in connection with the Project.

4. The Owner agrees to be bound by the Applicant, the representations made in the application filings and during presentations of the applications and the decisions of governmental bodies, in the same manner as if the Owner itself were the Applicant.

5. I am authorized to provide this authorization and consent on the Owner's behalf.

**154 Ave E Bayonne AMS Urban Renewal LLC, Owner**

By:



**Michael Mitnick, Managing Member**

**154 Ave E Bayonne Mile High AMS Urban  
Renewal LLC, Owner**

By:



**Michael Mitnick, Managing Member**

**Sworn and subscribed before me on**

this 24 day of June, 2021.

  
Notary Public, State of New York

2030124v2 **Edward Abramovitz**  
**Notary Public - State of New York**  
**No. 01AB6378023**  
**Qualified in Nassau County**  
**My Commission Expires 7/16/2022**

**Property Owner's Consent  
to Applications for Development and Governmental Approvals**

**Applicant:** AMS Equities, LLC (the "Applicant")

**Project** Block 234, Lot 8.01 (157-163 Avenue E); Block 467, Lot 23 (132 Avenue E);

**Locations:** Block 458, Lot 1.02 (140 Avenue E); and Block 458, Lot 1.03 (154 Avenue E)  
(the "Property")

1. I am the Managing Member of the entity known as **132 Ave E Dev AMS, LLC** (the "Owner") and I certify that it is the Owner of real property known as Block 467, Lot 23 (132 Avenue E), which is part of the Property referenced above.

2. The Owner authorizes and consent to the filing and prosecution of applications before the Planning Board of the City of Bayonne for subdivision approval, preliminary and final site plan approval and for any other related land use approvals, permits and applications for the Project. This authorization and consent applies to the Applicant and its related entities in connection with the Project.

3. The Owner authorizes and consents to the filing and prosecution of any and all applications, permits and/or other governmental approvals related to and required for the redevelopment of the Project. This authorization and consent applies to the Applicant and its related entities in connection with the Project.

4. The Owner agrees to be bound by the Applicant, the representations made in the application filings and during presentations of the applications and the decisions of governmental bodies, in the same manner as if the Owner itself were the Applicant.

5. I am authorized to provide this authorization and consent on the Owner's behalf.


**132 Ave E Dev AMS, LLC, Owner**

By:



**Michael Mitnick, Managing Member**

Sworn and subscribed before me on  
this 24 day of June, 2021



Notary Public, State of New York

**Edward Abramovitz**  
Notary Public - State of New York  
No. 01AB6378023  
Qualified in Nassau County  
My Commission Expires 7/16/2022

**Property Owner's Consent  
to Applications for Development and Governmental Approvals**

**Applicant:** AMS Equities, LLC (the "Applicant")

**Project** Block 234, Lot 8.01 (157-163 Avenue E); Block 467, Lot 23 (132 Avenue E);

**Locations:** Block 458, Lot 1.02 (140 Avenue E); and Block 450, Lot 1.03 (154 Avenue E)  
(the "Property")

1. I am the Managing Member of the entity known as **140 Ave E Dev AMS, LLC** (the "Owner") and I certify that it is the Owner of real property known as Block 458, Lot 1.02 (140 Avenue E), which is part of the Property referenced above.

2. The Owner authorizes and consent to the filing and prosecution of applications before the Planning Board of the City of Bayonne for subdivision approval, preliminary and final site plan approval and for any other related land use approvals, permits and applications for the Project. This authorization and consent applies to the Applicant and its related entities in connection with the Project.

3. The Owner authorizes and consents to the filing and prosecution of any and all applications, permits and/or other governmental approvals related to and required for the redevelopment of the Project. This authorization and consent applies to the Applicant and its related entities in connection with the Project.

4. The Owner agrees to be bound by the Applicant, the representations made in the application filings and during presentations of the applications and the decisions of governmental bodies, in the same manner as if the Owner itself were the Applicant.

5. I am authorized to provide this authorization and consent on the Owner's behalf.

**140 Ave E Dev AMS, LLC, Owner**

By:



**Michael Mitnick, Managing Member**

Sworn and subscribed before me on

this 24 day of June, 2021

  
Notary Public, State of New York

2030451v2 **Edward Abramovitz**

**Notary Public - State of New York**

**No. 01AB6378023**

**Qualified in Nassau County**

**My Commission Expires 7/16/2022**

**Property Owner's Consent  
to Applications for Development and Governmental Approvals**

**Applicant:** AMS Equities, LLC (the "Applicant")

**Project** Block 234, Lot 8.01 (157-163 Avenue E); Block 467, Lot 23 (132 Avenue E);

**Locations:** Block 458, Lot 1.02 (140 Avenue E); and Block 458, Lot 1.03 (154 Avenue E)  
(the "Property")

1. I am the Managing Member of the entities known as **154 Ave E Bayonne AMS Urban Renewal LLC** and **154 Ave E Bayonne Mile High AMS Urban Renewal LLC** (collectively referred to herein as the "Owner"). Each of these entities constitute the Owner of the real property known as Block 458, Lot 1.03, which is part of the Property referenced above.

2. The Owner authorizes and consent to the filing and prosecution of applications before the Planning Board of the City of Bayonne for subdivision approval, preliminary and final site plan approval and for any other related land use approvals, permits and applications for the Project. This authorization and consent applies to the Applicant and its related entities in connection with the Project.

3. The Owner authorizes and consents to the filing and prosecution of any and all applications, permits and/or other governmental approvals related to and required for the redevelopment of the Project. This authorization and consent applies to the Applicant and its related entities in connection with the Project.

4. The Owner agrees to be bound by the Applicant, the representations made in the application filings and during presentations of the applications and the decisions of governmental bodies, in the same manner as if the Owner itself were the Applicant.

5. I am authorized to provide this authorization and consent on the Owner's behalf.

**154 Ave E Bayonne AMS Urban Renewal LLC, Owner**

By:



**Michael Mitnick, Managing Member**

**154 Ave E Bayonne Mile High AMS Urban  
Renewal LLC, Owner**

By:



**Michael Mitnick, Managing Member**

Sworn and subscribed before me on

this 24 day of June, 2021



Notary Public, State of New York

**Edward Abramovitz**

2052 Notary Public - State of New York

**No. 01AB6378023**

Qualified in Nassau County

My Commission Expires 7/16/2022

**APPLICANT-ENTITY OWNERSHIP DISCLOSURE STATEMENT  
To City of Bayonne Planning Board**

**Applicant:** AMS Equities, LLC (the "Applicant")

**Project** Block 234, Lot 8.01 (157-163 Avenue E); Block 467, Lot 23 (132 Avenue E);  
**Locations:** Block 458, Lot 1.02 (140 Avenue E); and Block 458, Lot 1.03 (154 Avenue E)  
(the "Property")

**June 14, 2021**

**DISCLOSURE STATEMENT- Ownership of Applicant Entity**

Pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-48.1 and 40:55D-48.2, the following is a list of the names and addresses of all persons or entities owning 10% or more interest of the applicant entity.

<b>Name</b>	<b>Address</b>
<u>Michael Mitnick</u>	<u>86 Main St., Suite 200, Yonkers NY, 10701</u>
<u>Abraham Abadie</u>	<u>86 Main St., Suite 200, Yonkers NY, 10701</u>
<u>Ariel Mitnick</u>	<u>86 Main St., Suite 200, Yonkers NY, 10701</u>
<u>Raphael Mitnick</u>	<u>86 Main St., Suite 200, Yonkers NY, 10701</u>





City of Bayonne  
Department of Finance

630 Avenue C  
Bayonne, NJ 07002  
Phone (201) 858-6050 • Fax (201) 823-9825



**James M. Davis, Mayor**

**Michele Hennessey, C.T.A., Tax Assessor**

May 20, 2021

Michael Miceli  
629 Parsippany Rd.  
Parsippany, NJ 07054

RE: Block: 234, Lot(s): 8.01,  
467, 458 23, 1.02 &  
1.03

Dear Mr. Miceli:

This letter will confirm that the enclosed is certified to be a list of property owners within 200 feet of the above referenced block & lot(s) as noted in the property tax records of the City of Bayonne.

Kennedy Boulevard is a County Road, and if warranted, you should notify the following:  
Clerk of Hudson County, 257 Cornelison Avenue, Jersey City, NJ 07306

You should also provide notice to the following utilities that have easements and rights of way throughout the municipality:

P.S.E. & G, 80 Park Plaza, Newark, NJ 07102

City of Bayonne Water & Sewer Division, City Hall, 630 Avenue C, Bayonne, NJ 07002

Verizon Telephone, 540 Broad Street, Newark, NJ 07102

Cablevision of Bayonne, 685 Broadway, Bayonne, NJ 07002

Texas Eastern Transmission, LP, (aka Spectra Energy), 5400 Westheimer Ct, Houston, TX 77056-5310

Sincerely,

  
Megan Maida, Tax Clerk



## City of Bayonne

### Buffer Report

#### Highlighted feature(s)

##### Subject Property (4)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
234	8.01		154 AVE E BAYONNE AMS U.R. LLC	157-163 AVENUE E	PO BOX 496	YONKERS, NY 10702
458	1.02		140 AVE E DEV AMS, LLC	140 AVENUE E	595 MADISON AVE., #1101	NEW YORK, NY 10022
458	1.03		154 AVE E BAYONNE AMS U.R., ET ALS	154 AVENUE E	595 MADISON AVE., #1101	NEW YORK, NY 10022
467	23		132 AVE E DEV AMS LLC	132 AVENUE E	PO BOX 380	WEST HEMPSTEAD, NY 11552

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#### List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

##### Adjoining Properties (74)

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City\State\Zip
226	14		ELK VENTURES X INVESTOR, LLC	37 E 18TH ST	317 GROVE ST, STE 5	JERSEY CITY, NJ 07302
226	15.01		BAYONNE HOUSING AUTHORITY	39-47 E 18TH ST	50 E 21ST ST	BAYONNE, NJ 07002
226	17		185 AVE E, LLC	185 AVENUE E	15 AMERICA AVE	LAKELWOOD, NJ 08701
226	18.01		PAULANTO DENTAL, LLC	189-195 AVENUE E	387-389 BROADWAY	BAYONNE, NJ 07002
226	20		PATIRESS, MAMDOUH	50 E 19TH ST	50 E 19TH ST	BAYONNE, NJ 07002
226	21		SIABA, CEFERINO & ELISA	48 E 19TH ST	48 E 19TH ST	BAYONNE, NJ 07002
233	3		BAYONNE HOUSING AUTHORITY	29-31 E 17TH ST	50 E 21ST ST	BAYONNE, NJ 07002
233	4		YANG, XUESONG	33 E 17TH ST	33 E 17TH ST	BAYONNE, NJ 07002
233	5		GEBHARD, WILLIAM	35 E 17TH ST	931 POTTERS RD	STILLWATER, NJ 07860
233	6		ZERA JR., STANLEY J.	7-9 COOPER ST	7 COOPER ST	BAYONNE, NJ 07002
233	7		SZYBATOWICZ, STANLEY J & ANNABELLE	11-13 COOPER ST	11 COOPER ST	BAYONNE, NJ 07002
233	8		TORRES, MARISSA & CARLOS A. TAVERAS	15-17 COOPER ST	15-17 COOPER ST	BAYONNE, NJ 07002
233	9		MINHAS, ZISHAN B & AIZAZ R & FRAZ A	19-21 COOPER ST	19-21 COOPER ST	BAYONNE, NJ 07002
234	1		JESA DEVELOPMENT LLC	41 E 17TH ST	41 E 17TH ST	BAYONNE, NJ 07002
234	2		MARKWITZ, LIANE	43 E 17TH ST	43 E 17TH ST	BAYONNE, NJ 07002
234	3		YUREK, DENISE K	45 E 17TH ST	45 E 17TH ST	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
234	4		CHOI, LIK HANG	47 E 17TH ST	356 BROADWAY	BAYONNE CITY, NJ 07002
234	5		WOODSON, KENNETH & HASTUMI OYA, ET AL	149 AVENUE E	149 AVENUE E	BAYONNE, NJ 07002
234	6		TIWARI, ANUP & RAINESH SINGH	151 AVENUE E	151 AVENUE E	BAYONNE, NJ 07002
234	7		153-155 AVE E HCPVI LLC	153-155 AVENUE E	PO BOX 443	EMERSON, NJ 07630
234	11		ALVAREZ, MICHAEL A. & RONALD	165 AVENUE E	47 NEWMAN AVE	BAYONNE, NJ 07002
234	12		STEWART, CHARLES & JEAN MORRISON	167 AVENUE E	23 TRINITY ST	NEWTON, NJ 07860
234	13		STEWART, CHARLES & JEAN MORRISON	169 AVENUE E	23 TRINITY ST	NEWTON, NJ 07860
234	14		ADOMAITIS, HELEN	48 E 18TH ST	48 E 18TH ST	BAYONNE, NJ 07002
234	15		WIERZGACZ, JOHN	46 E 18TH ST	201 ST PAULS AVE APT 6T	JERSEY CITY, NJ 07305
234	16		PAJKA, MIROSTAW & IRENA & EDITH	44 E 18TH ST	2633 REID ST	UNION, NJ 07083
234	17		FREMANTLE URF LLC	42 E 18TH ST	PO BOX 2032	JERSEY CITY, NJ 07303
234	18		14 COOPER, LLC	14 COOPER ST	PO BOX 15172	JERSEY CITY, NJ 07305
234	19		AHMEDOV, NODIR	12 COOPER ST	12 COOPER ST	BAYONNE, NJ 07002 07002
234	20		CHMARA, HENRY ETUX	10 COOPER ST	10 COOPER ST	BAYONNE, NJ 07002
242	10		HASTINGS, ELIZABETH A SWEENEY	45 E 16TH ST	45 E 16TH ST	BAYONNE, NJ 07002
242	11		KUMAR, FNU ANIL	47 E 16TH ST	47 EAST 16TH ST	BAYONNE, NJ 07002
242	12		127 AVENUE E, LLC	127 AVENUE E	2 GLENWOOD AVE	DEMAREST, NJ 07627
242	13		RIVERA, FRANK & ELIZABETH	129 AVENUE E	129 AVENUE E	BAYONNE, NJ 07002
242	14		131 AVENUE E, LLC	131 AVENUE E	44 GLENWOOD AVE	DEMAREST, NJ 07627
242	15		NORMAN, WILLIAM J	133 AVENUE E	133 AVENUE E	BAYONNE, NJ 07002
242	16		US BANK TRUST NA LFS9 MASTER PARTIC	135 AVENUE E	3701 REGENT BLVD, STE 200	IRVING, TX 75063
242	17		KAHN, AZAD M	137 AVENUE E	137 AVENUE E	BAYONNE, NJ 07002
242	18		SALEH, ELIAS & JOVANNA SALCE	139 AVENUE E	139 AVENUE E	BAYONNE, NJ 07002
242	19		MASTROMONACO, CARMEN & LOUIS	141 AVENUE E	141 AVENUE E	BAYONNE, NJ 07002
242	20		143 AVE E LLC	143-145 AVENUE E	390 BROADWAY	BAYONNE, NJ 07002
242	21		SOLIMAN, PHILIP	147 AVENUE E	147 AVENUE E	BAYONNE, NJ 07002
242	22		RPJT, LLC	46-48 E 17TH ST	23 MAPLE HILL DR.	WOODCLIFF LAKE, NJ 07677
242	23		POLAKOWSKI, DARIUSZ & MARZENA	6-8 TREMBLEY CT	6-8 TREMBLEY CT	BAYONNE, NJ 07002
242	24		LAMELA, RAMON & MANUELA	4 TREMBLY CT	37 E 41ST ST	BAYONNE, NJ 07002
242	25		ERVIN, MAUREEN E.	2 TREMBLY CT	2 TREMBLY CT	BAYONNE, NJ 07002
242	26		CARTAGENA, FRANK & MAIRA	44 E 17TH ST	44 E 17TH ST	BAYONNE, NJ 07002

Block	Lot	Qualifier	Owner	Location	Owner Address	Owner City/State/Zip
242	27		J & J KAISER	42 E 17TH ST	1536 56TH ST	BROOKLYN, NY 11219
242	28		FARES, NANCY A	40 E 17TH ST	40 E 17TH ST	BAYONNE, NJ 07002
242	29		38 E 17TH ST NJ,LLC	38 E 17TH ST	5308 13TH AVE STE 391	BROOKLYN, NY 11219
247	26		SIKORA, ADAM	119 AVENUE E	119 AVENUE E	BAYONNE, NJ 07002
247	27		SOSA, CONSTANCE F. & JOCYLINE T.	123 AVENUE E	123 AVENUE E	BAYONNE, NJ 07002
247	28		125 AVENUE E, LLC	125 AVENUE E	2 GLENWOOD AVENUE	DEMAREST, NJ 07627
247	29		ALVARADO, ERIKA & JAVIER FREYRE	48 E 16TH ST	48 E 16TH ST	BAYONNE, NJ 07002
458	2		DAY BY DAY CHRISTIAN MINISTERIES	182-184 AVENUE E	PO BOX 24188	JERSEY CITY, NJ 07304
458	3		BUBNIS, ROBERT & DONNA	186 AVENUE E	103-105 E 25TH ST	BAYONNE, NJ 07002
458	4		KNA ENTERPRISES LLC %SUCATO & ASSOC	188-190 AVENUE E	943 BROADWAY	BAYONNE, NJ 07002
458	5		SM PARTNERS LLC	192 AVENUE E	192 AVENUE E	BAYONNE, NJ 07002
458	6		SM PARTNERS LLC	194 AVENUE E	192 AVENUE E	BAYONNE, NJ 07002
458	7		J&J BUILDERS, LLC	196A-196 AVENUE E	711 COMMERCE RD	LINDEN, NJ 07038
467	15		ELLIOTT, IRENE & YVONNE ANDERSON	118 AVENUE E	118 AVENUE E	BAYONNE, NJ 07002
467	16		MARESCA, MICHAEL & MARYANN	120 AVENUE E	120 AVENUE E	BAYONNE, NJ 07002
467	17		CAAMANO, GUSTAVO	122 AVENUE E	122 AVENUE E	BAYONNE, NJ 07002
467	18		GAO, MING FANG & GAO, QIU	124 AVENUE E	124 AVENUE E	BAYONNE CITY, NJ 07002
467	19		JAGLOWSKI, DAVID J. & KATHLEEN	126 AVENUE E	126 AVENUE E	BAYONNE, NJ 07002
467	20		FURLONG, BERYL	126 1/2 AVENUE E	126 1/2 AVENUE E	BAYONNE, NJ 07002
467	21		PATRICK, ROBERT	128 AVENUE E	128 AVENUE E	BAYONNE, NJ 07002
467	22		DE PINTO, LUIGI, MADDALENA & NUNZIA	130 AVENUE E	130 AVENUE E	BAYONNE, NJ 07002
504	14.01		NEW JERSEY TRANSIT CORP	NJT	1 PENN PLAZA EAST	NEWARK, NJ 07105
504	15		CONRAIL	CONRAIL	1000 HOWARD BLVD, FLOOR 4	MOUNT LAUREL, NJ 08054
504	15.01		CONRAIL	CONRAIL	1000 HOWARD BLVD, FLOOR 4	MOUNT LAUREL, NJ 08054
506	5		CONRAIL	CONRAIL	1000 HOWARD BLVD, FLOOR 4	MOUNT LAUREL, NJ 08054
506	6		CONRAIL	CONRAIL	1000 HOWARD BLVD, FLOOR 4	MOUNT LAUREL, NJ 08054
506	9		CONRAIL	PROSPECT AVE & E 21ST ST	1000 HOWARD BLVD, FLOOR 4	MOUNT LAUREL, NJ 08054

TAX DEPARTMENT

BAYONNE

05/11/21

154 AVE E BAYONNE AMS U.R. LLC  
PO BOX 496  
YONKERS, NY 10702

Account 40998010  
Blk 0234 Lot 0008.01 Qual  
Bank 1246

Loc 157-163 AVENUE E  
2019 Tax 12,409.94 PrpCls 4A  
2020 Tax 7,816.04 Deduc

Ld/Im/Net 287,500 / 17,100 / 304,600

YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	[ 5/11/21 PAY DATE] BALANCE	TRAN DATE
20.1.R	3,102.00	3,102.00	0.00	0.00	0.00	1/31/20
20.2.R	3,102.00	3,102.00	0.00	0.00	0.00	5/07/20
20.3.R	804.00	804.00	0.00	0.00	0.00	8/06/20
20.4.R	808.04	808.04	0.00	0.00	0.00	11/04/20
21.1.R	1,954.00	1,954.00	0.00	0.00	0.00	2/08/21
21.2.R	1,954.00	1,954.00	0.00	0.00	0.00	5/03/21
- LAST OPEN BALANCE -						

[ 0.00 0.00 0.00 ]  
[ NOTES EXIST ] [ All Chgs ]

INVESTORS BANK 1246

[ Cont'd Delq: No Since 0000 0 Acum.Prnc.Paid: 0.00 ]

TAX DEPARTMENT

BAYONNE

05/11/21

132 AVE E DEV AMS LLC  
PO BOX 380  
WEST HEMPSTEAD, NY 11552

Account 41178005  
Blk 0467 Lot 0023 Qual  
Bank

Loc 132 AVENUE E  
2019 Tax 7,620.29 PrpCls 2  
2020 Tax 9,204.24 Deduc

Ld/Im/Net 166,300 / 192,400 / 358,700

YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	[ 5/11/21 PAY DATE]	BALANCE	TRAN. DATE
20.1.R	1,905.00	1,905.00	0.00	0.00		0.00	2/05/20
20.2.R	1,905.00	1,905.00	0.00	0.00		0.00	5/14/20
20.3.R	2,695.00	2,695.00	0.00	0.00		0.00	8/11/20
20.4.R	2,699.24	2,699.24	0.00	0.00		0.00	11/05/20
21.1.R	2,301.00	2,301.00	0.00	0.00		0.00	2/10/21
21.2.R	2,301.00	2,301.00	0.00	0.00		0.00	5/07/21
- LAST OPEN BALANCE -							

[ 0.00 0.00 0.00 ]  
[ NOTES EXIST ] [ All Chgs ]

< NO MORTGAGE ON FILE >

[ Cont'd Delq: No Since 2018 1 Acum.Prnc.Paid: 0.00 ]

TAX DEPARTMENT

BAYONNE

06/21/21

140 AVE E DEV AMS, LLC  
595 MADISON AVE., #1101  
NEW YORK NY 10022

Account 40768007  
Blk 0458 Lot 0001.02 Qual  
Bank

Loc 134-152 AVENUE E  
2019 Tax 0.00 PrpCls 4A  
2020 Tax 0.00 Deduc

Ld/Im/Net 7,680,000 / 1,000 / 7,681,000

YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	[ 6/21/21 PAY DATE]	BALANCE	TRAN.DATE
21.1.R	8,537.06	8,537.06	0.00	0.00		0.00	2/01/21
21.2.R	8,537.06	8,537.06	0.00	0.00		0.00	5/01/21
21.3.R	91,699.00	0.00	91,699.00	0.00		91,699.00	8/01/21
- LAST OPEN BALANCE -							

[ 0.00 0.00 0.00] Cur Due  
[ NOTES EXIST ] [ All Chgs ]

[ Cont'd Delq: No Since 0000 0 Acum.Prnc.Paid: 0.00 ]  
< NO MORTGAGE ON FILE >

CITY OF BAYONNE  
 TAX COLLECTOR'S OFFICE  
 630 AVENUE C  
 BAYONNE, NJ 07002  
 PHONE: (201)858-6055  
 FAX: (201)243-0716

FACSIMILE TRANSMITTAL SHEET

TO:	FROM: <i>Serry</i>
COMPANY:	DATE: <i>7-13-21</i>
FAX NUMBER: <i>973-403-0010</i>	TOTAL NO. OF PAGES INCLUDING COVER: <i>2</i>
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

NOTES/COMMENTS:

*Pilot Program*



TAX DEPARTMENT

BAYONNE

07/13/21

154 AVE E BAYONNE AMS U.R., ET  
595 MADISON AVE., #1101  
NEW YORK, NY 10022

Account	40768008	Loc	154 AVENUE E	
Blk	0458 Lot 0001.03 Qual	2019 Tax	0.00	PrpCls 15F
Bank		2020 Tax	0.00	Deduc
Ld/Im/Net	3,400,000 / 19,034,000 / 22,434,000			[MM/DD/YY PAY DATE]
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-
- NO ACCOUNTING RECORDS FOUND -				BALANCE TRAN.DATE

[ All Chgs ]  
 < NO MORTGAGE ON FILE >  
 [ Cont'd Delq: No Since 0000 0 Acum.Prnc.Paid: 0.00 ]

PLANNING AND DEVELOPMENT

Chapter 33 Attachment 4

APPENDIX D
CITY OF BAYONNE
DEVELOPMENT APPLICATION CHECKLIST

Rev 1-2021

Applicant: AMS Equities, LLC (the "Applicant")

Project: Block 234, Lot 8.01 (157-163 Avenue E); Block 467, Lot 23 (132 Avenue E);
Locations: Block 458, Lot 1.02 (140 Avenue E); and Block 458, Lot 1.03 (154 Avenue E)
(the "Property")

Dated: July, 2021

Type of application (check all applicable):

Table with 4 columns: Application Type, Checkmark, Description, Checkmark. Rows include Variance Submittals, Minor Site Plan, Major Site Plan, Final Major Site Plan, Minor Subdivision, Preliminary Major Subdivision, and Final Major Subdivision.

All development applications to the Planning Board or Zoning Board of Adjustment shall require the following exhibits.

FOUR (4) paper copies and ONE (1) electronic copy of each of the following documents are required (except for W-9 Form – only original required). Electronic submissions may be in the following formats: PDF, Microsoft Word, JPG or any other electronic format acceptable by the Approving Agency and/or Zoning Officer.

For each item, please use a checkmark or "X" for each submitted item, indicate "NA" for items that not applicable, or, if a waiver is requested, please use an asterisk ( \* ).

I. ADMINISTRATIVE

- 1. Application Forms
2. Order of the Administrative Officer precipitating the application
3. Narrative statement of the proposed application
4. Drawings, site plans, surveys and design details as required
5. Tax Map
6. Proof of ownership (Deed) or if the applicant does not own the property, written permission of owner is required to file the application
7. Certification from the Tax Collector that taxes have been paid

- X   8. Copies of any protective covenants, deed restrictions or easements
- X   9. Topography data with existing and proposed elevations
- X   10. Official Property Owner's List from the Tax Assessor's Office
- X   11. Schedule with applicable zoning requirements and how each is met and all requested variances and/or design waivers, including Residential Site Improvement Standards
- X   12. A corporation or partnership applying to a Planning Board or Board of Adjustment for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individuals owning at least 10% of its stock in any class, or at least 10% of the interest in the partnership
- X   13. If required, an Environmental Assessment Report in accordance with this Chapter
- X   14. Application fee
- X   15. Initial escrow deposit in accordance with this Chapter
- X   16. Completed W-9 form

**II. GENERAL GRAPHIC SUBMITTALS FOR ALL APPLICATIONS**

Not required for individual applications for detached one- (1) and two- (2) family dwelling unit buildings used and intended to be used solely for residential purposes.

- X   1. Map size 12" x 18", 18" x 24" or 24" x 36" - All map submittals to be folded to within 10" x 15" manila envelope
- X   2. Key Map referencing all streets within 600 feet
- X   3. Name and address of applicant with name of proposed development
- X   4. Name, address, seal and signature of P.L.S., P.E., P.P., R.A. as permitted by law, who prepared the plan
- X   5. Spaces for all applicable signatures (Board Chairman, Board Secretary, City Engineer)
- X   6. Date prepared and all revision dates
- X   7. Graphic scale and north arrow
- X   8. Dimensions and bearing of all existing and proposed property lines with existing and proposed lot sizes
- X   9. Dimensions of existing and proposed street rights-of-way with existing and proposed names
- X   10. Notation of traffic direction and location of traffic control devices in the vicinity of proposed development
- X   11. Location of all subsurface and above-ground utilities including proposed connections
- X   12. Location and use of all structures existing, proposed or to be removed
- X   13. Method of handling and disposal of all storm water discharges from the site
- X   14. General slope, natural drainage and other natural features including existing trees
- X   15. Location of existing and proposed parking, loading, curb cuts and driveway
- X   16. Photos of property in question

**III. VARIANCE AND OTHER APPLICATIONS REQUIRING PUBLIC NOTICE  
PURSUANT TO CODE §33-4.8 ONLY**

- X   1. Data required under sections I and II above, except that individual lot applications for detached one- (1) and two- (2) family dwelling unit buildings used and intended to be used solely for residential purposes shall be exempt from Section II
- X   2. Tax map sheets showing all properties within 200 feet of the proposed development with character and use of all said properties
- X   3. List of all individual property owners of property within 200 feet of the development with lot and block numbers to be obtained from Tax Assessor
- TBS   4. Affidavit of Service
- TBS   5. Post Office receipts where service is made by Certified Mail

- TBS 6. Prior to any hearing on a variance application, proof of publication in accordance with this Chapter shall be submitted to the Board hearing the application

**IV. MAJOR AND MINOR SITE PLAN APPLICATIONS ONLY**

- X 1. Data required under Sections I and II above
- X 2. Footprint of all proposed structures with dimensions, locations and uses
- X 3. Depiction of exterior buildings, facades and floor plans with parking dimensions
- X 4. Parking facilities within aisle and stall dimensions
- X 5. Provisions for handicapped parking and access, where required
- X 6. Pavement, curb and apron type and details of same
- X 7. Location, height and illumination design of lighting facilities, including isometric curves
- X 8. Location, type and height of fencing, walls and screening and refuse storage and handling facilities, inclusive of recycling facilities
- X 9. Landscaping plan showing the location, species and size of proposed trees, shrubs, buffers and seeded or ground cover areas, including the plan's extent of tree removal and inventory of materials removed
- X 10. Depiction of flood plans, wetlands and any other environmentally sensitive features
- X 11. Other applicable details required for unusual or unique developments or containing unique features and/or requirements
- X 12. Other details necessary to show conformance with development standards in City Ordinances

**V. MINOR SUBDIVISION ONLY**

- X 1. Data required under Sections I and II above
- X 2. A map of 8.5" x 11" when no development or change of use is proposed
- X 3. If subdivision is proposed for property transfer with no other development nor variance from this Chapter, the application requires only submission of a property description and accurate survey

**VI. PRELIMINARY MAJOR SUBDIVISION ONLY**

- NA 1. Data required under Sections I and II above
- NA 2. Location of all existing and proposed street rights-of-way, including centerline profiles, cross sections, pavement types, curbs, driveways and sidewalks
- NA 3. Location of all existing and proposed utilities in plan, profile and cross sections including details and locations of connections
- NA 4. Depiction of required building envelope with front, rear and side yards
- NA 5. Existing and proposed off-street parking including number of spaces and dimensions
- NA 6. Landscaping plan showing the location, species and size of proposed trees, shrubs, buffers and seeded or ground-cover areas, including the plan's extent of tree removal and inventory of materials removed
- NA 7. Location of existing and proposed buildings and structure
- NA 8. Depiction of flood plans, wetlands and any other environmentally sensitive features
- NA 9. Supporting documentation of subdivision of design including access easements, conservation easements, rights-of-way dedication, when required
- NA 10. Contours; existing and proposed with drainage flow and direction for entire site. They shall also include adjoining properties when affected by proposed development.
- NA 11. Tax Map sheet showing all properties within 200 feet of proposed major subdivision
- NA 12. List of all individual property owners within 200 feet of proposed major subdivision
- NA 13. Proof of publication and affidavit of service
- NA 14. Other applicable details required for unusual or unique developments or containing unique features and/or requirements
- NA 15. Other details necessary to show conformance with development standards in City Ordinances

**VII. FINAL MAJOR SITE PLAN APPLICATIONS ONLY**

- X   1. Data required under Sections I and II above
- X   2. A plan conforming to any and all conditions of preliminary approval

**VIII. FINAL MAJOR SUBDIVISION APPLICATIONS ONLY**

- NA   1. Data required under Section I and II above
- NA   2. Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey
- NA   3. Scale: 1" = 30' or as approved by Board Engineer
- NA   4. Current survey upon which plat is based
- NA   5. Map size: 8.5" x 13", 15" x 21", 24" x 36" or 30" x 42"
- NA   6. Key map
- NA   7. Title block and basic information:
  - a. Title
  - b. Date of original preparation and date(s) of revision
  - c. North arrow and reference meridian
  - d. Ratio scale and graphic scale
  - e. Tax map block, lot numbers and zone
  - f. Name, address and license number of person preparing plat or plan
  - g. Name and address of owner of record and applicant, if different from the owner
- NA   8. Tract boundary lines, rights-of-way lines of streets, street names, easements and other rights-of-way, land to be reserved or dedicated to public use, all lot lines and other site lines, with accurate dimensions, bearings or reflection angles, radii arcs and central angles of all curves or as required by the Map Filing Act
- NA   9. The purpose of any easement or land reserved or dedicated to public use such as, but not limited to, sight triangles
- NA   10. The front, side and rear building setback lines
- NA   11. Improvement plans in accordance with the City standards for roads and utilities
- NA   12. Statement that final plat is consistent with preliminary plat plan and, if not, how and why
- NA   13. All additional information, changes or modifications required by the Board at the time of preliminary approval
- NA   14. A statement from the City Engineer that all improvements required by the Board for preliminary approval have been installed in compliance with all applicable laws
- NA   15. If improvements have been installed, then a statement from the City Clerk shall accompany the application for final approval stating that:
  - a. A recordable developer's agreement with the City has been executed
  - b. A satisfactory performance guarantee has been posted
  - c. The City has received all escrow and inspection fees
- NA   16. Proof that all taxes and assessments for local improvements on the property have been paid
- NA   17. If the required improvements have been installed, the application for final approval shall be accompanied by a statement from the City Clerk that a satisfactory maintenance bond has been posted.