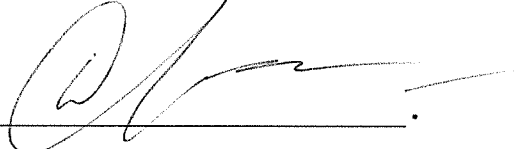


APPLICANT'S STATEMENT

317 Broadway
Bayonne, New Jersey 07002

Applicant is the owner of the premises at 317 Broadway, Bayonne, New Jersey which is improved by a one-story commercial building, the former Perk Up coffee house. The lot is 25 feet wide by 108.5 feet deep. Applicant is applying for bulk variances in order to construct an additional 4 stories. The completed structure would be an attractive, modern building having two (2) commercial units on the ground floor (in the front and rear), and two (2) residential units on each upper floor for a total of eight (8) residential units. All of the residential units will be family-sized, affordable units developed under the Hudson County HOME INVESTMENT PARTNERSHIP PROGRAM.

The proposed project is located in the ORS zone (Office/Retail/Service District) which is governed by the 8th Street Rehabilitation Plan. The only required variances are for lot frontage and off-street parking. Required lot frontage is thirty (30) feet, where only twenty-five (25) feet are existing. Eight (8) parking spaces are required but no on-site parking can be provided. The proposed structure is otherwise conforming with the Zoning ordinance.

BY: 

LEONID DIMENTMAN, Managing Member

317 Broadway Bayonne, LLC