

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 FOR DEVELOPMENT FORM

TYPE OF APPROVAL REQUESTED:

_____ Site Plan	_____ Minor Subdivision	_____ Development Permit
_____ Waiver	_____ Major Subdivision	_____ Development Permit Waiver
_____ Minor	_____ Sketch Plat	_____ Conditional Use
_____ Preliminary	_____ Preliminary	_____ Unimproved Road
_____ Final	_____ Final	_____ Major Site Plan
_____ Certificate of Nonconformity		

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

1. Location of proposed development 14 O'Brien Ct, Bayonne, NJ 07002

Block 249 Lot(s) 36 Zone District R-2

Proposed use Two family home

Lot Area 25x123.75 Building area (sq. ft total) 1723sf

Number of off-street parking spaces 3

Area (in feet) of any adjoining property controlled by owner N/A

2. Name of Applicant: Phil Elsaker & Stephen Elsaker Phone No. (201)779-1157

Address: 51 Harmon Rd, Edison, NJ 08837 E-mail: Elsakerhomes@gmail.com & stephen.elsaker@gmail.com

Name of Owner: same as applicant(s) Phone No. _____

Address: _____ E-mail: _____

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Peter Cecinini, Esq.

Address 1081 Avenue C, Bayonne, NJ 07002

Telephone Number 201-354-9305

Fax Number 201-603-6615

E-mail Address peter@cecininilaw.com / jamie@cecininilaw.com

Applicant's Engineer _____

Address _____

Telephone Number _____

Fax Number _____

E-mail Address _____

Applicant's Planning Consultant Stephen Kawalek

Address 772 1/2 Broadway, Bayonne, NJ 07002

Telephone Number 201-437-0648

Fax Number _____

E-mail Address steve.kawalek@gmail.com

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 Karnak Architecture

Field of Expertise architect

Address 9 Saunders Lane, Hackettstown, NJ 07840

Telephone Number 973-262-6377 Fax Number: _____

E-mail Address: emadb@optonline.net

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: _____

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

Present (or previous) use: one family home with (3) off street parking spaces

Proposed use: two family home with (3) off street parking spaces

Number of Employees NA Business hours NA

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: two family home with (3) off street parking spaces

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? NA

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

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	Phil Elsaker	Address	51 Harmon Rd Edison, NJ 08837	Interest	50%
Name	Stephen Elsaker	Address	34 Lincoln Ave, Edison, NJ 08837	Interest	50%
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

Applicant's Signature(s) Stephen Elsaker

Owner Stephen Elsaker
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 25x123.75 Size of Building: 1723sf No. of stories: 2

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)*: pre-existing front and side yard set back, pre-existing lot coverage.

 for the purpose of converting from a 1 family to a 2 family house.

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? Yes x No

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

 N/A

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?

See narrative statement.

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?

See narrative statement.

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.

N/A

Explain how the proposed variances can be granted:

a. without substantial detriment to the public good pre-existing and in-conforming
with the rest of the neighborhood. See narrative statement.

b. without substantially impairing the intent and purpose of the Zoning Ordinance
or Zone Plan see narrative statement.

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.

N/A

b. how the proposed use can be granted without substantially impairing the intent
and purpose of the Zone Plan and Zoning Ordinance.

c. List the "special reasons" presented by the application.

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.

8. List all witnesses expected to testify:

Peter Cecinini, Esq. - will present the case

Stephen Kawalek - will testify

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

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 27 day
of January, 2026

Adela Ramos-Simpson
A Notary Public of New Jersey

[Signature]
Signature of Applicant

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 27 day
of January, 2026

Adela Ramos-Simpson
A Notary Public of New Jersey

[Signature]
Signature of Owner

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: 01-27-2026

[Signature]
Signature of Applicant