

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:

☒ 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) ☒ (a) ☐ (b) ☐

1. Location of proposed development 317 Broadway, Bayonne, NJ 07002
Block 252 Lot(s) 17 Zone District ORS governed by 8th St Redevelopment Plan
Proposed use 5-story mixed use
Lot Area 2,712.5 sq. ft. Building area (sq. ft total) 11,514
Number of off-street parking spaces 0
Area (*in feet*) of any adjoining property controlled by owner None

2. Name of Applicant: 317 Broadway Bayonne, LLC Phone No. 917-847-5471
Address: 148 E. 5th St., Building 7A, Bayonne, NJ 07002
Name of Owner: 317 Broadway Bayonne, LLC Phone No. _____
Address: 148 E. 5th St., Building 7A, Bayonne, NJ 07002

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney John Zucker
Address P.O. Box 95, 613 Broadway, Bayonne, NJ 07002
Telephone Number 201-436-6161
Fax Number 201-436-3355 email: jzucker@rosezuckerlaw.com

Applicant's Architect Anthony Zampolin / Zampolin and Assoc.
Address 187 Fairview Ave., Westwood, NJ 07675
Telephone Number 201-358-1166
Fax Number _____

Applicant's Planning Consultant William H. Hamilton/ Bowman Consulting Group
Address 6 Campus Dr., Suite 302, Parsippany, NJ 07054
Telephone Number 973-539-8400
Fax Number 973-359-8455

Applicant's Traffic Engineer _____
Telephone Number _____
Fax Number _____

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 _____
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.

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.

Convert Existing Commercial to Mixed-use by adding four floors

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: None

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: 2- family home

Proposed use: 5-story mixed use. Commercial at ground, Residential above

Number of Employees 0 Business hours 0

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: Single story commercial use (vacant)

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? Deed

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

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

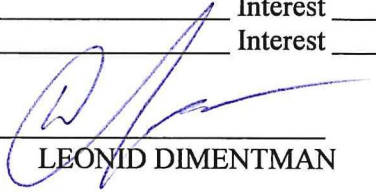
	Yes	No	Date Plans Submitted
Passaic Valley Sewage Commissioners	___	<u>X</u>	_____
Bayonne Municipal Utilities Authority	___	<u>X</u>	_____
_____ Bayonne/Hudson County Health Dept.	___	<u>X</u>	_____
_____ Hudson County Planning Board	___	<u>X</u>	_____
_____ Hudson County Soil Conservation District	___	<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	<u>Leonid Dimentman</u>	Address	<u>148 E. 5th St., Building 7A, Bayonne</u>	Interest	<u>100%</u>
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

Applicant's Signature(s) _____


LEONID DIMENTMAN

Managing Member

Indicate title if corporation or partnership

VARIANCE RELIEF

1. Application is hereby made for:

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

_____ Structure (See N.J.S.A. 40:55D-70d)

2. Property Description:

Lot size 2,712.5 sq. ft. Size of Building: 11,514 sq.ft. No. of stories: 5

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested: , Lot Frontage- 8th Street Rehab Plan – Broadway Business District Area Zoning Section e(2); Off –street parking spaces Ordinance Sec. 35-17.6(b)(1)*

_____ for the purpose of constructing a 5-story mixed use structure

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).

_____ 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:

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?

_____ Pre-existing lot size limitation is applicable to all structures in the neighborhood. On-site parking is impractical due to lot size. Further explanation to be provided by Expert Testimony

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?

_____ To be provided by Expert Testimony

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.

None are available.

Explain how the proposed variances can be granted:

- a. without substantial detriment to the public good. _____

To be provided by Expert Testimony

- b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan: _____

To be provided by Expert Testimony

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:

Architect – Anthony Zampolin; Planner – William Hamilton

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

CERTIFICATIONS

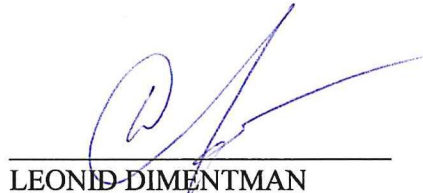
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership 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 16th day
of April, 2025



John A. Zucker
A Notary Public of New Jersey
Attorney at Law of New Jersey authorized to
administer this oath pursuant to N.J.S.A. 41:2-1


LEONID DIMENTMAN

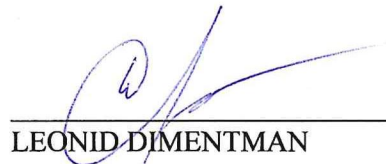
I certify that I am the Owner of the property which is the subject of this application and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[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 16th day
of April, 2025

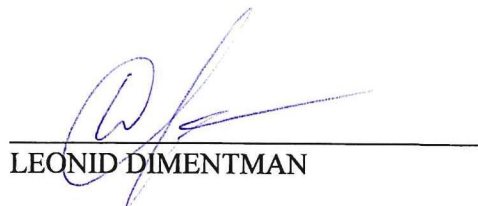


John A. Zucker
A Notary Public of New Jersey
Attorney at Law of New Jersey authorized to
administer this oath pursuant to N.J.S.A. 41:2-1


LEONID DIMENTMAN

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: 4/16/2025


LEONID DIMENTMAN