

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) ☐ (a) ☐ (b) ☐

1. Location of proposed development 75-87 East 31st Street
Block 411 Lot(s) 2.01 Zone District 2016 Penn View Redevelopment Plan
Proposed use Multi-family residential use consisting of a single building with one hundred sixty five (165) units and associated parking and amenities for use by the residents of the building
Lot Area 44,914 SF Building area (sq. ft total) 252,599 SF
Number of off-street parking spaces 188
Area (in feet) of any adjoining property controlled by owner NA

2. Name of Applicant: Peninsula View Urban Renewal, LLC Phone No. 201-437-0239
Address: 85 East 2nd Street, Bayonne NJ 07002 E-mail: frank@alessiorg.com
Name of Owner: Same as Applicant Phone No. _____
Address: _____ E-mail: _____

3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:

Applicant's Attorney Emily J. Weiner, Weiner Law Group LLP
Address 629 Parsippany Road, Parsippany, NJ 07054
Telephone Number 973-403-1100 Fax Number _____
E-mail Address eweiner@weiner.law

Applicant's Engineer Connor Ritter, Stonefield Engineering
Address 584 Broadway, Suite 310, New York, NY 10012
Telephone Number 718.606.8305 Fax Number _____
E-mail Address critter@stonefieldeng.com

Applicant's Planning Consultant John McDonough
Address 101 Gibraltar Drive, Suite 1A Morris Plains, NJ 07950
Telephone Number 973.222.6011 Fax Number _____
E-mail Address jmcDonoughpp@gmail.com

Applicant's Traffic Engineer Matthew Seckler, Stonefield Engineering
Address 92 Park Avenue, Rutherford, NJ 07070
Telephone Number 201-340-4468 Fax Number _____
E-mail Address Seckler, Matthew <mseckler@stonefieldeng.com>

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 Vincent Marchetto, MHS Architects

Field of Expertise Architect

Address 1422 Grand Street Hoboken, NJ 07030

Telephone Number 201.795.1505

Fax Number: _____

E-mail Address: Vincent Marchetto <vmarchetto@mhsarchitects.com>

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: On Sept 11, 2018 this Board granted

General Development Plan approval for a multi-family development on this parcel

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: vacant

Proposed use: multi-family residential with associated parking and amenities

Number of Employees _____ Business hours _____

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: 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? 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>	_____	to be submitted after local approval
Bayonne Municipal Utilities Authority	<u>X</u>	_____	to be submitted after local approval
_____ Bayonne/Hudson County Health Dept.	_____	<u>X</u>	_____
_____ Hudson County Planning Board	<u>X</u>	_____	to be submitted after local approval
_____ Hudson County Soil Conservation District	<u>X</u>	_____	to be submitted after local approval
NJ Department of Environmental Protection	_____	<u>X</u>	_____
Sewer Extension Permit (TWA)	<u>X</u>	_____	to be submitted after local approval
Sanitary Sewer Connection Permit	_____	_____	to be submitted after local approval
Stream Encroachment Permit	_____	<u>X</u>	_____
Waterfront Development Permit	_____	<u>X</u>	_____
Water Extension Permit	<u>X</u>	_____	to be submitted after local approval
Wetlands Permit	_____	<u>X</u>	_____
Tidal Wetlands Permit	_____	<u>X</u>	_____
Other (specify) _____	_____	<u>X</u>	_____
NJ Department of Transportation	<u>X</u>	_____	to be submitted after local approval
Public Service Electric & Gas Company	<u>X</u>	_____	to be submitted after local approval

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>Vincent Alessi</u>	Address	<u>PO Box 1009 Bayonne NJ 07002</u>	Interest	<u>50%</u>
Name	<u>Francesco Alessi</u>	Address	<u>PO Box 1009 Bayonne NJ 07002</u>	Interest	<u>50%</u>
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

Applicant's Signature(s) 

Member, Peninsula View WRECCS.
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 44,914 SF Size of Building: 252,599 SF No. of stories: 8

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* : LDO 35-4.14(A).3 - maximum retaining wall/fence height

where 4 feet is permitted and 7.8 feet is requested; § LDO 35-17.5.D: Parking Screening Requirements

- Parking must be screened from the street and adjoining residential properties and no screening for two (2) visitor spaces is proposed

for the purpose of see attached Statement of the Application

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? X Yes ___ No

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

See attached General Development Plan approval from September 2018

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 attached Statement of Application

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 attached Statement of Application

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.

See attached Statement of Application

Explain how the proposed variances can be granted:

- a. without substantial detriment to the public good See attached Statement of Application
-
-

- b. without substantially impairing the intent and purpose of the Zoning Ordinance or Zone Plan See attached Statement of Application
-
-

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.
-
-

- 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:

Connor Ritter, Engineer; Matthew Seckler, Traffic Engineer; John McDonough, Planner; Vincent Marchetto, Architect

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

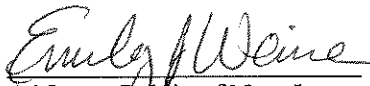
• § RDP 3.3.3.F: Maximum illumination at the property line – 1.0 FC o Proposed: 5.4 FC along East 31st Street (W)

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 9 day
of January, ~~201~~ 2026



A Notary Public of New Jersey

EMILY J. WEINER, ATTORNEY AT LAW STATE OF NJ

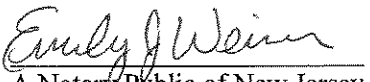


Signature of Applicant

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 9 day
of January, ~~201~~ 2026



A Notary Public of New Jersey

ATTORNEY AT LAW STATE OF NJ



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: January 9, 2026



Signature of Applicant