

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 A

TYPE OF APPROVAL REQUESTED:

<input type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Development Permit
<input type="checkbox"/> Waiver	<input checked="" 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"/> Preliminary	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Unimproved Road
<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Major Site Plan
<input type="checkbox"/> Certificate of Nonconformity		

Variances: Use Bulk (c) (a) (b)
none

1. Location of proposed development: Former Military Ocean Terminal

Block and Lots: Block 1180, Lot 1.01; portions of Block 900, Lot 1.01, Block 1000, Lot 1.01, Block 930, Lot 1, and portions of Roadways "A" and "D"

Zoning District: The Peninsula at Bayonne Harbor Redevelopment Plan

Proposed use: N/A subdivision only

Lot Area: See Attached Building area (sq. ft total): not applicable
Number of off-street parking spaces not applicable
Area (*in feet*) of any adjoining property controlled by owner _____
2. Name of Applicant: LEG-BP Bayonne Owner Urban Renewal LLC Phone No. 201-531-2359
Address: c/o Lincoln Equities Group, LLC One Meadowlands Plaza, Suite 803, East Rutherford, NJ 07073 E-mail: rschenkel@lincolnequities.com
Name of Owner: See Attached Phone No. _____
Address: See Attached E-mail: _____
3. **APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:**
Applicant's Attorney Lisa A. John-Basta, Esq.
Address Chiesa Shahinian & Giantomasi PC – One Boland Drive, West Orange, NJ 07052
Telephone Number 973-530-2083 Fax Number 973-530-2283
E-mail Address ljohn-basta@csglaw.com

Applicant's Engineer Bryan Waisnor, PE
Address Langan Engineering – 300 Kimball Drive, 4th Floor, Parsippany, NJ 07054
Telephone Number 973-560-4900 Fax Number 973-560-4901
E-mail Address bwaisnor@langan.com

Applicant's Planning Consultant _____
Address _____
Telephone Number _____ Fax Number _____

E-mail Address _____

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 _____
Field of Expertise _____
Address _____
Telephone Number _____ Fax Number _____
E-mail Address _____

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. 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. See attached.

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: Block 1180, Lot 1 – preliminary site plan approval for entry roadway memorialized in resolution adopted on October 9, 2018; Block 1180, Lots 1 and 2, Block 900, Lot 1, and Block 1000, Lot 1 – preliminary and final major subdivision approval memorialized in resolution adopted on December 11, 2018; Block 1180, Lots 1 and 2, Block 900, Lot 1, Block 1000, Lot 1, Memorial Blvd., Roadway “A” (a/k/a/ Memorial Blvd.), Block 680, Lot 1, Block 800, Lot 1, Block 802, Lot 1, Block 830, Lot 1.05, Block 930, Lot 1, Block 930, Lot 2 (f/k/a Block 935, Lot 1) and Roadway “D” – preliminary site plan approval granted – resolution adopted April 9, 2019 and final site plan approval granted – resolution adopted May 14, 2019 .

Type of Use Proposed: _____ Change in occupancy utilizing existing facilities
_____ Addition(s) or expansion of existing facilities
_____ All new construction
_____ Site work only
 x Other (Subdivision only. No change of use)

Present (or previous) use: not applicable.

Proposed use: not applicable.

Number of Employees n/a Business hours n/a

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
 Yes [attach copies] x 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: not applicable.

Is a public water line available? n/a

Is public sanitary sewer available? n/a

Are any off-tract improvements required or proposed? n/a

Is the subdivision to be filed by Deed or Plat? Plat

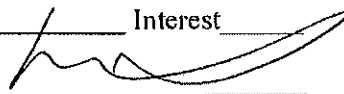
What form of security does the applicant propose to provide as performance and maintenance guarantees? Not applicable. No improvements proposed.

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	Applicant intends to request letter of no Interest		
Hudson County Soil Conservation District	_____	<u> x </u>	_____
NJ Department of Environmental Protection	_____	_____	_____
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 see attached Address _____ Interest _____
Applicant's Signature(s)  _____

Authorized Signatory

Indicate title if corporation or partnership

VARIANCE RELIEF – Not Applicable

1. Application is hereby made for:

_____ 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 _____ Size of Building: _____ No. of stories: _____

3. This request for variance relief consists of *(list sections of the Ordinance from which variance is requested)* : _____

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:

_____ 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 ___ 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?

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?

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.

Explain how the proposed variances can be granted:

a. without substantial detriment to the public good _____

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

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:

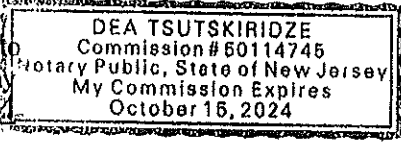
9. Waivers requested of Development Standards, powers or exemptions from N.J. RSIS and/or Submission Requirements: *[attach additional pages as needed]* _____

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 12 day of January, 2021



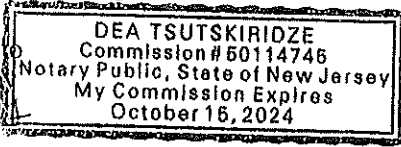
Dea Tsutskiridze
A Notary Public of New Jersey

[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 12 day of January, 2021



Dea Tsutskiridze
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: 1/12/21

[Signature]
Signature of Applicant

BAYONNE SUBDIVISION APPLICATION

ATTACHMENT

2. Name of Property Owner and Address.

Property Designation	Owner	Owner Address
Block 1180, Lot 1.01	LEG-BP Bayonne Owner Urban Renewal, LLC	c/o Lincoln Equities Group, LLC 1 Meadowlands Plaza # 803 East Rutherford, NJ 07073
Block 900, Lot 1.01	Port Authority of NY& NJ	225 Park Avenue South New York, NY 01003
Block 1000, Lot 1.01	Port Authority of NY& NJ	225 Park Avenue South New York, NY 01003
Block 930, Lot 1	Port Authority of NY& NJ	225 Park Avenue South New York, NY 01003
Portion of Roadway "D"	City of Bayonne	630 Avenue C Bayonne, NJ 07002
Portion of Roadway "A"	City of Bayonne	630 Avenue C Bayonne, NJ 07002

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.

The Applicant is seeking subdivision approval in order to subdivide a total of 663,576 square foot/15.2336 acres comprising portions of existing Block 900, Lot 1.01, Block 1000, Lot 1.01, and Block 930, Lot 1 and vacating portions of Roadway "D" and "Roadway "A" as described below.

Existing Block/Lot Designation	Existing Lot Area	Lot Area to be Subdivided	Lot Area Following Subdivision
Portion of Block 900, Lot 1.01	257,184 sf	233,864 sf	23,320 sf
Portion of Block 1000, Lot 1.01	516,488 sf	262,978	253,510 sf
Portion of Block 930, Lot 1	379,469 sf	79,780	299,689 sf
Portion of Road "D"	82,251 sf (to be vacated)	82,251 sf	N/A
Portion of Road "A"	4,703 sf (to be vacated)	4,703 sf	N/A
TOTAL LAND AREA		663,576 sf	N/A

This newly created 663,576 square foot/15.2336 acre lot is proposed to be merged into existing Block 1180, Lot 1.01, which would then measure 161.4901 acres. Following the merger, Block 1180, Lot 1.01 is proposed to be subdivided as follows:

Proposed Lot	Lot Area
Proposed Lot A (Shown as Proposed Lot 1.01 on the Subdivision Plat)	+/- 45.4396 acres
Proposed Lot B (Shown as Proposed Lot 1.02 on the Subdivision Plat)	+/- 114.6595 acres
Proposed Lot C (Shown as Proposed Lot 1.03 on the Subdivision Plat)	+/- 1.3910 acres