



E-mail Address bwaisnor@langan.com

Applicant's Planning Consultant \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

Applicant's Traffic Engineer Dan Disario, P.E., P.T.O.E.

Address Langan Engineering – 989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648

Telephone Number 609-282-8010

Fax Number 609-282-8001

E-mail Address ddisario@langan.com

Applicant's Architects

Applicant's Architect Edward Mayer II, AIA, LEED GA

Address Ware Malcomb – 400 Alexander Park Dr., Suite 304, Princeton, NJ 08540

Telephone Number 732-692-6815

Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

Applicant's Architect Margulies Hoelzli Architecture

Address 545 Eighth Avenue, New York, NY 10018

Telephone Number 212-398-5700

Fax Number 212-398-3152

E-mail Address \_\_\_\_\_

Applicant's Architect Lockett & Farley

Address 737 South Third Street, Louisville, KY, 40202-2100

Telephone Number 502-585-4181

Fax Number 502-587-0488

E-mail Address \_\_\_\_\_

Applicant's Landscape Architect Michael Szura, RLA

Address Langan Engineering – 300 Kimball Drive, 4<sup>th</sup> Floor, Parsippany, NJ 07054

Telephone Number 973-560-4900

Fax Number 973-560-4901

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 Matthew T. Murello, P.E.  
Field of Expertise Acoustical Engineering  
Address Lewis S. Goodfriend & Associates – 415 Route 24, Chester, NJ 07930  
Telephone Number 908-955-7763 Fax Number: 908-923-8446  
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  
  x   All new construction  
\_\_\_\_\_ Site work only  
\_\_\_\_\_ Other (Subdivision only. No change of use)

Present (or previous) use: vacant

Proposed use: warehouse

Number of Employees TBD Business hours In accordance with City Code

**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: vacant \_\_\_\_\_

Is a public water line available?   yes  

Is public sanitary sewer available?   yes  

Are any off-tract improvements required or proposed?   yes  

Is the subdivision to be filed by Deed or Plat? December 11, 2018 subdivision approval to be perfected by Plat. Applicant is simultaneously filing an application for major subdivision approval, which, if approved, will be perfected by Plat.

What form of security does the applicant propose to provide as performance and maintenance guarantees? Performance guarantee as deemed necessary by the Planning Board in accordance with N.J.S.A. 40:55D-53.

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

	Yes	No	Date Plans Submitted
Passaic Valley Sewage Commissioners	<u>  x  </u>	_____	<u>  TBD  </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>	_____	<u>  TBD  </u>
NJ Department of Environmental Protection	_____	_____	_____
Sewer Extension Permit (TWA)	<u>  x  </u>	_____	<u>  TBD  </u>
Sanitary Sewer Connection Permit	_____	<u>  x  </u>	_____
Stream Encroachment Permit	_____	<u>  x  </u>	_____
Waterfront Development Permit	<u>  x  </u>	_____	<u>  TBD  </u>
Water Extension Permit	_____	<u>  x  </u>	_____
Wetlands Permit	_____	_____	_____
Tidal Wetlands Permit	<u>  x  </u>	_____	<u>  3/19/18  </u>
Other (specify) _____	_____	<u>  x  </u>	_____
NJ Department of Transportation	_____	<u>  x  </u>	_____
Public Service Electric & Gas Company	<u>  x  </u>	_____	_____

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**

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.

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Explain how the proposed variances can be granted:

a. without substantial detriment to the public good \_\_\_\_\_

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

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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.

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

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

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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.

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8. List all witnesses expected to testify:

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

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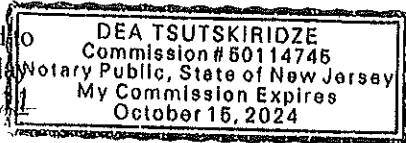
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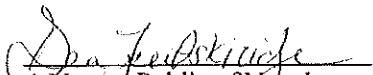
**CERTIFICATIONS**

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



  
A Notary Public of New Jersey



Signature of Applicant

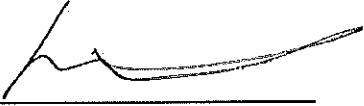
I certify that I am the Owner of the property which is the subject of this application and that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

*[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



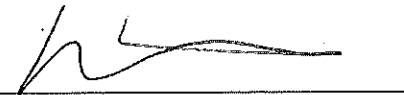
  
A Notary Public of New Jersey



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 of Applicant



**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.]*

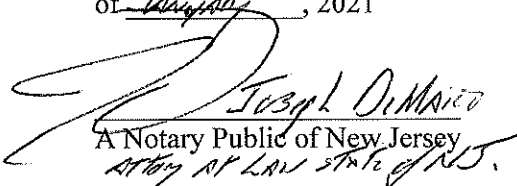
Sworn and subscribed to  
before me this \_\_\_\_ day  
of \_\_\_\_\_, 2021

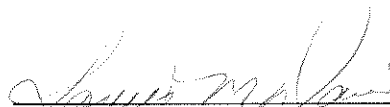
\_\_\_\_\_  
A Notary Public of New Jersey

\_\_\_\_\_  
Signature of Applicant

I certify that the City of Bayonne is the Owner property designated as Block 680, Lot 1, Block 800, Lot 1, Block 802, Lot 1, Block 830, Lot 1.05, Block 930, Lot 2 (f/k/a Block 935, Lot 1) and Roadway "A" a/k/a Memorial Boulevard 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 26 day  
of JANUARY, 2021

  
A Notary Public of New Jersey  
ATTORNEY AT LAW STATE OF N.J.

  
Signature of Owner  
CITY OF BAYONNE

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: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

**APPLICATION FORM ATTACHMENT**

**1. Location of Proposed Development**

<b>Block and Lot</b>	<b>Zoning District</b>	<b>Summary of Scope of Work</b>
Block 1180, Lot 1.01	The Peninsula at Bayonne Harbor Redevelopment Plan	Development Tract
Block 900, Lot 1.01	The Peninsula at Bayonne Harbor Redevelopment Plan	Development Tract
Block 1000, Lot 1.01	The Peninsula at Bayonne Harbor Redevelopment Plan	Development Tract
Block 930, Lot 1	The Peninsula at Bayonne Harbor Redevelopment Plan	Development Tract; Connector Roadway
Portion of Roadway "A"	The Peninsula at Bayonne Harbor Redevelopment Plan	Development Tract
Portion of Roadway "D"	The Peninsula at Bayonne Harbor Redevelopment Plan	Development Tract; Connector Roadway
Memorial Blvd	Bayonne Bay East Redevelopment Plan (formerly part of The Peninsula at Bayonne Harbor Redevelopment Plan)	Berm/underground utilities  (Preliminary site plan approval resolution adopted April 9, 2019; Final site plan approval resolution adopted May 14, 2019)
Block 680, Lot 1	The Peninsula at Bayonne Harbor Redevelopment Plan	Sound wall  (Preliminary site plan approval resolution adopted April 9, 2019; Final site plan approval resolution adopted May 14, 2019)
Block 800, Lot 1	The Peninsula at Bayonne Harbor Redevelopment Plan	Sound wall/berm/underground utilities  (Preliminary site plan approval resolution adopted April 9, 2019; Final site plan approval resolution adopted May 14, 2019)
Block 802, Lot 1	The Peninsula at Bayonne Harbor Redevelopment Plan	Berm  (Preliminary site plan approval resolution adopted April 9, 2019; Final site plan approval resolution

		adopted May 14, 2019)
Block 830, Lot 1.05	Bayonne Bay East Redevelopment Plan (formerly part of The Peninsula at Bayonne Harbor Redevelopment Plan)	Underground utilities  (Preliminary site plan approval resolution adopted April 9, 2019; Final site plan approval resolution adopted May 14, 2019)
Block 930, Lot 2 (f/k/a Block 935, Lot 1)	The Peninsula at Bayonne Harbor Redevelopment Plan	Underground utilities  (Preliminary site plan approval resolution adopted April 9, 2019; Final site plan approval resolution adopted May 14, 2019)

**2. Name of Property Owner and Address**

<b>Property Designation</b>	<b>Property Owner</b>	<b>Owner Address</b>
Block 1180, Lot 1.01	LEG-BP Bayonne Owner, 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 "A"	City of Bayonne	630 Avenue C Bayonne, NJ 07002
Portion of Roadway "D"	City of Bayonne	630 Avenue C Bayonne, NJ 07002
Memorial Blvd	City of Bayonne	630 Avenue C Bayonne, NJ 07002

Block 680, Lot 1	City of Bayonne	630 Avenue C Bayonne, NJ 07002
Block 800, Lot 1	City of Bayonne	630 Avenue C Bayonne, NJ 07002
Block 802, Lot 1	City of Bayonne	630 Avenue C Bayonne, NJ 07002
Block 830, Lot 1.05	City of Bayonne	630 Avenue C Bayonne, NJ 07002
Block 930, Lot 2 (f/k/a Block 935, Lot 1)	City of Bayonne	630 Avenue C Bayonne, NJ 07002

**5. Detailed explanation 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 preliminary and final major site plan approval in order to develop properties currently designated as Block 1180, Lot 1.01, and portions of Block 900, Lot 1.01, Block 1000, Lot 1.01, Block 930, Lot 1, Roadway "A" (a/k/a Memorial Boulevard), and Roadway "D" on the Tax Maps of the City of Bayonne (the "Development Tract").

Simultaneously with the filing of this application, the Applicant is filing an application for preliminary and final major subdivision approval in order to merge the lands comprising Development Tract into Block 1180, Lot 1.01 (which would then measure approximately 161.4901 acres), and to and subdivide Block 1180, Lot 1.01 into three lots as follows: Proposed Lot A (shown as Lot 1.01 on the Subdivision Plat) will measure +/- 45.44 acres; Proposed Lot B (shown as Lot 1.02 on the Subdivision Plat) will measure +/- 114.66 acres; and Proposed Lot C (shown as Lot 1.02 on the Subdivision Plat) will measure +/- 1.39 acres.

The proposed development of the Development Tract will consist of the following:

- Proposed Lot A is proposed to contain a warehouse building measuring approximately 332,640 square feet and will have 66 loading dock spaces along with 176 trailer parking spaces, and 227 car parking spaces.
- Proposed Lot B is proposed to contain a warehouse building measuring approximately 916,176 square feet and will have 830 car parking spaces as well

as 799 spaces dedicated to various operational vehicles. Proposed Lot B is also proposed to contain a building measuring approximately 3,127 square feet to be used as a customer counter/human resources building, a proposed fueling station, a guard house measuring approximately 1,718 square feet, a proposed truck wash tunnel measuring approximately 7,377 square feet, and an auto shop measuring approximately 16,912 square feet, all of which are accessory to the proposed warehouse use.

In connection with the above-referenced development, the Applicant also proposes improvements, which are outside of the Development Tract. The Applicant proposes to construct a berm/sound wall on properties designated as Block 680, Lot 1, Block 800, Lot 1, Block 802, Lot 1 and Memorial Boulevard. Applicant also proposes to install a connector roadway on portions of Block 900, Lot 1, Block 930, Lot 1, and Roadway "D." Further, the Applicant has secured a License Agreement from the City in order to construct underground utilities within Block 800, Lot 1, Block 830, Lot 1.05 and Block 930, Lot 2 (f/k/a Block 935, Lot 1), Memorial Boulevard and Roadway D. The Planning Board of the City of Bayonne granted preliminary and final site plan approval for these improvements outside of the Development Tract by resolutions adopted on April 9, 2019 (preliminary site plan approval) and May 14, 2019 (final site plan approval).