

**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:**

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

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

1. Location of proposed development Harbor Station North, Bayonne, NJ  
Block 600 & 630 Lot(s) 1 & 1 Zone District Harbor Station North Redevelopment Area.

Proposed use Residential 4-Story Apartment Buildings (3) with Amenity Clubhouse, Associated Parking and Ancillary 9,815 s.f. Retail.

Lot Area 15.5 Ac - 675,180 s.f. Building area (sq. ft total) 766,200 s.f. (Building B1, B2 & B3) - 15,000 S.f. Amenity Area.

Number of off-street parking spaces 919

Area (in feet) of any adjoining property controlled by owner \_\_\_\_\_

2. Name of Applicant: Centre Street Redeveloper LLC Phone No. 908-725-8100

Address: 520 US 22 East, PO Box 6872, Bridgewater, NJ 08807

E-mail: nchrimer@thekregroup.com

Name of Owner: City of Bayonne Phone No. 201-858-6077

Address: 630 Avenue C, Bayonne, NJ 07002 E-mail: \_\_\_\_\_

**3. APPLICANT'S ATTORNEY AND EXPECTED WITNESSES:**

Applicant's Attorney Patrick, J. McNamara, Scarinci | Hollenbeck

Address 1100 Valley Brook Avenue, Lyndhurst, NJ 07071

Telephone Number 201-896-4100

Fax Number 201-896-8660

Applicant's Engineer Geoffrey R. Lanza, Bowman Consulting Company

Address 303 W. Main Street, Suite 350, Freehold, NJ 07728

Telephone Number 732-665-5500

Fax Number 732-665-5501

Applicant's Planning Consultant Minno Wasko Architects and Planners

Address 80 Lambert Lane, Suite 105, Lambertville, NJ 08530

Telephone Number 609-397-9009

Fax Number 609-397-9399

Applicant's Traffic Engineer Bowman Consulting Group, Ltd.

Fax Number 732-665-5501

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 Thomas B. Bauer, Melillo & Bauer Associates  
Field of Expertise Landscape Architect  
Address 200 Union Avenue, Brielle, NJ  
Telephone Number 732-528-0664

**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 "Statement of the Applicant".**

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: **Project received approvals for minor subdivision, preliminary and final site plan for phase 1 and preliminary site plan for phase 2. Resolution dated January 12, 2016; and amended final site plan approval for phase 1 and final site plan for phase 2, Resolution dated July 10, 2018**

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: MOTBY

Proposed use: **Residential 4-Story Apartment Buildings (3) with Amenity Area, Associated Parking, and Ancillary 9,815 s.f. Retail.**

Number of Employees N/A (Residential) Business hours N/A (Residential)  
2-4 Retail 6:00 AM – 10:00 PM Retail Area

**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: Phase 1, two (2) 4-story buildings, near completion of construction.

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? Plat

What form of security does the applicant propose to provide as performance and maintenance guarantees? 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      | _____    | _____    | _____                |
| 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>N/A</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 _____ | Address _____ | Interest _____ |
| Name _____ | Address _____ | Interest _____ |
| Name _____ | Address _____ | Interest _____ |
| Name _____ | Address _____ | Interest _____ |
| Name _____ | Address _____ | Interest _____ |
| Name _____ | Address _____ | Interest _____ |

Applicant's Signature(s) \_\_\_\_\_

\_\_\_\_\_ 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:

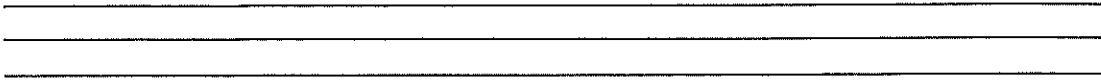
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

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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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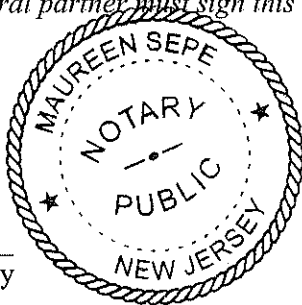
**CERTIFICATIONS**

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 31<sup>st</sup> day of January, 2022

Maureen Sepe  
A Notary Public of New Jersey



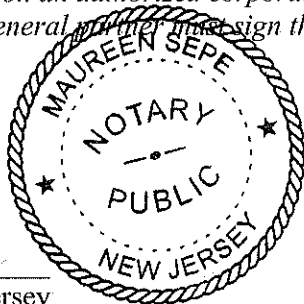
[Signature]  
Signature of Applicant

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 31<sup>st</sup> day of January, 2022

Maureen Sepe  
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: 1/31/2022

[Signature]  
Signature of Applicant

MAR 30 2022

CERTIFICATIONS

*all*

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 29<sup>th</sup> day of March, 2022



*Lisa Vidal*

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 29<sup>th</sup> day of March, 2022



*Lisa Vidal*

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: 3/29/22

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