

Statement of the Applicant

The subject site is an assemblage of eight (8) contiguous parcels identified on the City of Bayonne tax roll as Block 751, Lot(s) 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 & 1.16. In aggregate these parcels comprise approximately 19.65 acres. The site is part of the former Military Ocean Terminal at Bayonne (“MOTBY”), which is undergoing major transformation into a thriving mixed-use center with commercial and residential uses. Currently, the construction of a one hundred fifty-nine (159) dwelling unit building with retail, parking, and a pedestrian plaza is underway on Lot 1.06.

The proposed General Development Plan (“GDP”) updates an existing general development plan (originally approved on September 23, 2019 [Case P-19-022] which originally included the lots above and some neighboring lots). This updated GDP plan continues the much-anticipated redevelopment and revitalization of the MOTBY peninsula. This updated GDP plan contemplates a master-planned mixed-use redevelopment that will consist of multiple buildings featuring approximately 499,600 square feet of commercial space, a new 500-key hotel, and 11,900 residential housing units.

This updated GDP is predicated on the adoption of an amendment to the Harbor Station South Redevelopment Plan, prior to any Board action, which includes an increase in the permitted height of principal structures to allow buildings 50 stories and 650 feet in height.

The development generated by this GDP will increase the substantial fiscal benefits to the City in the form of tax revenues and will stimulate economic development with thousands of homes for residents, a destination for consumers, and many temporary and permanent jobs generated by this substantial commercial and residential development. This is a significant improvement over the current condition, and will provide additional fiscal revenue for the City.