

5. Statement of the Applicant

The Harbor Station North District was designated as part of The Peninsula at Bayonne Harbor, BLRA Redevelopment Plan dated July 19th, 2006. The development proposed as part of this application consists of two lots within the District, Block 600, Lot 1 and Block 630, Lot 1. The total proposed development area of 15.5 Acres. The development proposed is consistent with the goals and objectives as outlined in the Redevelopment Plan.

The project received prior approvals for minor subdivision, preliminary and final site plan for phase 1, and preliminary site plan for phase 2, Resolution dated January 12, 2016 (application P-15-025); and approvals for amended final site plan approval for phase 1 and final site plan for phase 2, Resolution dated July 10, 2018 (application-18-020).

Overall project consists of three (3) 4-story residential buildings with a total of 625 apartment units, consistent with the prior approvals. Phase 1 of the project consisting of 413 units within two (2) of the buildings is near completion of construction.

Based on usage and rentals thus far and proximity to public transportation, applicant proposes to amend phase 2, the last remaining 212-unit building, by removing the building number 3's parking garage and replacing with surface parking with solar canopies. This results in a reduction of proposed parking spaces, however, the number of spaces provided still exceeds ordinance requirements for the project. Ordinance requires 1.0 parking spaces per unit; approved plan contained of 1.46 spaces per unit; the proposed amendment reduces provided parking to 1.33 spaces per unit.

Proposed parking reduction remains sufficient to accommodate the residents of the development. Adjacent to the development is the Hudson Light Rail which will also accommodate travel needs of the residents.

Offsite utilities and infrastructure are available to the site and specifically installed to accommodate the redevelopment of the site.