

NARRATIVE STATEMENT OF APPLICATION
Sixth Wave Logistics, LLC
Application for Preliminary and Final Major Site Plan
69-71 New Hook Road
Block 416, Lots 1.01 and 2.01 (f/k/a Lots 1 and 2)

Applicant is the owner through related entities of property known as 69-71 New Hook Access Road also designated as Block 416, Lots 1.01 and 2.01 (f/k/a Lots 1 and 2) on the official Tax Map of the City of Bayonne (the "Property"). The Property is a rectangular shaped lot of approximately 15.5 acres (675,180 sq. ft.). The Property is coterminous with the boundaries of the 69-71 New Hook Road Redevelopment Plan (the "Redevelopment Plan") Area and is meant to be developed as a whole. Please see Section 2 of the Redevelopment Plan.

The Property currently consists of a number of buildings which are utilized for self-storage and accessory surface parking. Applicant received Minor Subdivision and Preliminary and Final Site Plan Approval under Case No. P-20-017 to adjust the existing lot lines and construct a 195,000 sq. ft. flex space on newly created Block 416, Lot 2.01. Applicant proposes to clear the existing self-storage use on newly created Block 416, Lot 1.01 and construct a new self-storage facility of 157,150 sq. ft. and an additional flex space of 68,300 sq. ft. The flex warehousing includes, but is not limited to, climate-controlled uses (e.g. cold storage, refrigerated storage), please see the below definitions which encompass some of the proposed uses within a flex warehouse facility include:

Warehouse Distribution Facility - Any establishment, including climate-controlled establishments (cold storage, refrigerated storage), primarily used for indoor short-term or long-term storage, loading, unloading and/or distribution of goods, products, or materials, and which shall be permitted to include accessory sorting, consolidation, repacking and value-added services. Such facilities shall be permitted to include accessory parking and storage of trucks and trailers, and accessory maintenance of trucks owned by the facility. This definition shall be interpreted to include the following specialized warehouse land use categories (LUC) established by the Institute of Transportation Engineers (ITE): LUC 150 Warehousing; LUC 154 High-Cube Transload and Short-Term Storage Warehouse (with or without drive-through railroad siding for rail-to-truck or truck-to-rail transfer); LUC 155 High-Cube Fulfillment Center Warehouse; LUC 156 High-Cube Parcel Hub Warehouse; and LUC 157 High-Cube Cold Storage Warehouse. This definition shall not include truck terminals. A facility which has less than 2,000 square feet of building area per loading dock is defined as a truck terminal and not a warehouse distribution facility. No more than 50% of the interior floor area of any building may be used for cold storage.

Wholesale Establishment –Any facility, including climate-controlled establishments, engaged in selling merchandise to retailers; to industrial, commercial institutional or professional business users; to other wholesalers; or acting as agents or brokers buying merchandise for, or selling merchandise to, such individuals or companies and not to the public.

In conjunction with the Major Site Plan approval, the Applicant is requesting that the Board grant any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary by the Planning Board during the review and processing of this application.