

Narrative of Application

This is a preliminary and final major site plan application, submitted by Bayonne Redevelopers Urban Renewal Block 720, LLC (“Applicant”) with respect to the Harbor View Marketplace property located at 22-26 Goldsborough Drive (MOTBY), Bayonne, New Jersey, also known and designated as Block 721, Lot 2 (Qual. C003X) (the “Property”).

The Property is part of a commercial condominium and is located within an existing retail center. Applicant is proposing to construct a new one (1) story retail building with approximately 3,285 square feet of floor area, attached to the existing building on the Property (the “Project”). The Project will not change total number of parking spaces available at the Property, but will reconfigure the location of four (4) vehicle parking spaces.

There are no deviations or variances requested as part of this Project.

The Applicant is seeking waivers for the following checklist items:

1. Environmental Assessment Report. The Project is a minor change to the overall Property, which was subject to a previous approval. The Applicant desires to rely on the review completed in connection with Resolution P-18-011 which was adopted by the Planning Board of the City of Bayonne.