

Statement of the Applicant

B9 Lefante Owner LLC (the “Applicant”) is seeking preliminary and final major site plan approval to redevelop the property located at 69-73 Lefante Way in the City of Bayonne designated as Block 412, Lot 2 on the City of Bayonne tax map. The Applicant seeks approval pursuant to the redevelopment plan, which was adopted by the City of Bayonne on January 18, 2023 as Ordinance #O-23-02. The Applicant seeks preliminary and final major site plan approval to construct a warehouse distribution facility.

The proposed building complies with all use, bulk, and design requirements and provides the type of project contemplated by the Redevelopment Plan. The proposed structures will replace aging and obsolete structures with an attractive building, thereby improving the Property’s aesthetic, and injecting vibrancy into this area.

The Applicant further seeks a waiver of the submission of a denial letter from the Zoning Officer as this Property is subject to a Redevelopment Plan and the Municipal Land Use Law permits direct application to this Board. The Applicant also requests any other applicable approvals or submission waivers.

For the reasons set forth above, the Applicant respectfully requests that the Planning Board approve this application for preliminary and final major site plan approval.

The Applicant reserves the right to amend this statement if deemed necessary during the course of this process.