

STATEMENT OF THE APPLICANT

Applicant: 26 North Avenue Urban Renewal, LLC

Property: 26 North Street, Bayonne, New Jersey
Block 297 Lot 3

26 North Avenue Urban Renewal LLC (the “Applicant”) owns the property located at 26 North Street, which is designated as Block 297, Lot 3 on the City of Bayonne (the “City”) Tax Duplicate (the “Property”). The Property is in close proximity to the 8th Street Station of the Hudson-Bergen Light Rail and is zoned under a redevelopment plan (the “Redevelopment Plan”), which permits mixed-use (multi-family residential dwellings and commercial) buildings.

Applicant is seeking preliminary and final major site plan approval¹ along with any other ancillary relief (if determined to be necessary) (the “Application”) to construct a fourteen (14) story mixed-use building, containing 500 residential units, 455 parking spaces² which includes 50 EV spaces, 264 bike storage spaces, approximately 6,929 square feet of retail space, approximately 16,369 square feet of residential amenity space along with various other improvements shown on the filed plans. The Application’s proposed use and structure are permitted as-of-right under the Redevelopment Plan.

Due to the number of proposed dwelling units and non-residential floor area and the comprehensiveness of this proposed redevelopment project, the Applicant anticipates that this redevelopment will occur over a number of years. Additionally, redevelopment may be impacted over time by economic and emergent conditions affecting the mid-rise construction and financing. Therefore, the Applicant respectfully seeks extended zoning protection for a period of 5 years from the date of resolution adoption, pursuant to *N.J.S.A. 40:55D-52.e*. This extension is reasonable considering the size and scope of the redevelopment that is intended to create a new mixed-use neighborhood, promoting the Hudson-Bergen Light Rail.

The Applicant requests a submission waiver of the following:

Checklist item I.2 – Order of the Administrative Officer because the Municipal Land Use Law permits direct application to this Board.

Expert testimony will be provided at the hearing to support the approvals and any required relief.

¹ Should the Board approve the Application, Applicant asks that the Resolution acknowledge that the prior approval is not abandoned by the adoption of this approval and instead remains intact subject to the terms of the redevelopment agreement between the City and Applicant.

² Utilizing the EVSE credit (10% of 504 required spaces = 50 Parking Space Max Credit. 504 required spaces – 50 Max Credit = 455 Spaces required; 455 proposed)