

STATEMENT OF APPLICANT

Preliminary and Final Major Subdivision Preliminary Major Site Plan for Phases One, Two and Three and Final Major Site Plan for Phase One

Dated: March 11, 2022

APPLICANT NAME: Bayonne Partners Urban Renewal, LLC

PROJECT NAME: Bayonne Bay East Redevelopment Area (The Peninsula at Bayonne Harbor)

PROPERTY: Block 830, Lots 1.05, 1.06, 107 and a portion of Memorial Boulevard, Bayonne, Hudson County, New Jersey

Bayonne Partners Urban Renewal, LLC (the “Applicant”) is the designated redeveloper for the Property. The Property is subject to a redevelopment plan entitled “Bayonne Bay East Redevelopment Plan” dated June 13, 2017, as revised in July 2018 and December 2019. The Redevelopment Plan permits mixed-use (residential and non-residential) development as well as parking structures.

Subdivision

The Applicant seeks preliminary and final major subdivision approval of Block 830, Lot 1.05 along with a part of Memorial Boulevard, to create three (3) development lots, as follows:

- Proposed Lot 1 will be approximately 200,013 square feet (4.59 acres+/-) in size.
- Proposed Lot 2 will be approximately 194,715 square feet (4.47 acres+/-) in size.
- Proposed Lot 3 will be approximately 144,549 square feet (3.32+/- acres) in size.

The Redevelopment Area also includes a portion of Memorial Boulevard. This section is proposed to be vacated by the City and annexed to current Block 830, Lot 1.05. It is the Applicant’s belief that the proposed Lots meet the requirements of the Redevelopment Plan.

Phases and Site Plan

Next, the Applicant proposes Phases One, Two and Three for redevelopment as more particularly described herein and as depicted on the plans. The total size of the Property is approximately 539,277 square feet (12.38+/- acres). Five (5) proposed multi-family residential buildings will provide a total of 1,250 residential units, with a mix of studio, one, two, and three-bedroom units. One of the residential structures will also contain a retail component of up to 10,000 square feet within the ground level of the building. The proposed number of units and amount of retail space are permitted under the Redevelopment Plan and set-forth on the plans.

The Applicant proposes a total of approximately 788 off-street parking spaces within two parking structures and a total of approximately 97 spaces in surface parking areas. The overall amount of parking spaces meets the requirements of the Redevelopment Plan of 0.6 spaces for each of 1,250 residential dwelling units and 3 spaces for every 1,000 square feet of proposed retail space. Deviations from parking regulations are to be determined.

At this time the Applicant seeks preliminary major site plan approval for the entire parcel, and final major site plan approval for Phase One.

Phase One on Proposed Lot 1 will be improved as follows:

Building A is proposed as a twelve (12) story residential building containing 250 residential dwelling units and related amenities;

Building D is proposed as a ten (10) story residential building containing 274 residential dwelling units and related amenities;

Building P1 is a proposed parking structure with four (4) parking levels containing a total of 268 parking spaces;

Surface parking spaces;

That portion of Block 830, Lot 1.07 that constitutes the Hudson River Waterfront Walkway southerly to Proposed Lots 1, 2 and 3; and,

Such roadways, sidewalks, utilities and other improvements as are depicted on the filed site plans and architectural plans.

Phase Two on Proposed Lot 2 will be improved as follows:

Building B is proposed as a twelve (12) story residential building containing 267 residential dwelling units and related amenities;

Building E is proposed as a five (5) story residential building containing 150 residential dwelling units and related amenities, together with up to 10,000 square feet of permitted retail-commercial space;

Surface parking spaces;

Such roadways, sidewalks, utilities and other improvements as are depicted on the filed site plans and architectural plans.

Phase Three on Proposed Lot 3 will be improved as follows:

Building D is proposed as a sixteen (16) story residential building containing 309 residential dwelling units and related amenities;

Building P2 is a proposed parking structure with four (4) parking levels containing a total of 232 parking spaces;

Surface parking spaces;

A landscaped park which will be privately owned but accessible to the public;

Such roadways, sidewalks, utilities and other improvements as are depicted on the filed site plans and architectural plans.

Miscellaneous

The Applicant proposes that stormwater management systems, utility improvements, roadway improvements, parking facilities and areas, bicycle parking and storage and signage, lighting, sidewalks, streetscape, fencing, waste enclosures and other site plan improvements are intended to be compliant with the requirements of the Redevelopment Plan and are intended to be constructed in accordance with both the Phasing Plan, the Redevelopment Plan, and Board and City Engineer requirements.

On behalf of the City, the Applicant proposes to construct the Hudson River Waterfront Walkway in accordance with the Redevelopment Agreement between the City and the Applicant, as may be amended from time to time, and such development shall be consistent with the design requirements set forth in the Redevelopment Plan as amended.

In accordance with the Redevelopment Plan, the proposed roadways within the boundaries of the Property are proposed to be privately held with public access; the proposed

landscaped parkland and streetscaped sidewalks are proposed to be privately held with public access; and the Hudson River Waterfront Walkway improvements adjacent to the Redevelopment Area will be constructed on public lands owned by the City, which will be open to public access.

The Applicant also seeks any and all other relief and approvals for all other improvements and such other requirements as are shown on the filed plans and as is necessary for the construction and completion of all Phases of the project.

Phasing

The Applicant requests flexibility relative to phasing and construction of improvements and the proposed buildings to allow the development to proceed in the most efficient and appropriate manner. Accordingly, the Applicant requests that any approval recognize that the Phasing will be implemented in accordance with the terms of a Redevelopment Agreement, that the Applicant may apply for one or more permits on a per-Phase basis and that the issuance of permits and/or certificates of occupancy for a particular Phase shall not be conditioned upon completion of other Phases.

Extended Zoning Protection

Due to the significant number of proposed dwelling units and comprehensiveness of this proposed Redevelopment, the Applicant anticipates that redevelopment will occur over a number of years. Additionally, the breadth of this redevelopment may be impacted over time by economic and emergent conditions affecting the supply chain and/or labor availability. The Applicant respectfully seeks extended zoning protection for a period of 20 years from the date of resolution adoption, pursuant to either N.J.S.A. 40:55D-49.g or N.J.S.A. 40:55D-52.e. This extension is reasonable considering the size and scope of this substantial redevelopment that is intended to create a new mixed-use neighborhood and provide recreational open space for use by the citizens of Bayonne.

CONCLUSION

The proposed improvements comply with the Redevelopment Plan's requirements. The project provides the vibrant community contemplated by the Redevelopment Plan, with ample parking and amenities. The publicly-accessible areas include new parkland space, the Hudson River Waterfront Walkway and the streets and sidewalks interior to the Property boundaries. The Applicant respectfully requests that the Planning Board approve this application.