

**APPLICANT:** Prologis LP  
**PROPERTY:** 148 East 5th Street, Bayonne  
Block 359, Lot 7

**STATEMENT OF PRINCIPLE POINTS**

The within Application involves a request for Preliminary and Final Site Plan and “C” Variance approvals in connection with the property located at located at 148 East 5th Street, Block 359, Lot 7 on the Tax Maps of the City of Bayonne (the “Property”). The Property is located in the I-H Heavy Industrial District (“I-H District”). The Property contains two existing 2-story warehouse facilities and associated parking.

The Applicant is proposing improvement to the parking area, additional parking, and warehouse facility improvements. The Applicant requests “C” variance approval in connection with Minimum Front Yard Setback and Maximum Lot Coverage. Both variances sought by the Applicant represent pre-existing nonconformities that will actually be reduced in intensity based upon the proposed improvements.

Professional engineering, architectural, and planning testimony will be offered at the hearing in support of the preliminary and final site plan and bulk variance approval requests. Said testimony shall demonstrate that the variances requested advance the purposes of the Municipal Land Use Law and can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the City’s Master Plan and Zoning Ordinance. For these reasons, the Applicant respectfully requests the variances sought be granted.