

NARRATIVE STATEMENT

The present application seeks approval for the development of a portion of the Military Ocean Terminal at Bayonne known as Block 751, Lot 1.15, located in Block HS-2 of the Harbor Station South Redevelopment Plan (RDP). The Applicant is the current owner of the subject property which consists of approximately 155,654 sq. ft. of vacant land located at the corner of Chosin Few and 40th Street, adjacent to the existing fire station. The project site is part of an approved General Development Plan memorialized in Resolution P-19-022 that calls for a multi-phase buildout of 27.44 acres making up the entirety of Block HS-2. Though not consistent with the approved GDP Plan, the present application will be accompanied by a new GDP relating exclusively to Blocks 1.15, 1.11 and 1.14.

Though the present application is limited to a portion of Lot 1.15, the proposed development is part of a larger, long-range plan involving the ultimate development of six (6) mixed-use, high-rise towers and associated parking on Lots 1.15 and 1.11 and a public park on Lot 1.14.

The application being submitted constitutes Phase I of the overall development of Lot 1.15 and calls for the construction of a single, 286 foot tall, 26-story residential tower with 580,340 sq. ft. of floor area comprised of 281 residential units consisting of 48 studios, 135 one-bedroom, 56 two-bedroom and 42 three-bedroom apartments, together with associated parking, amenity and open space. All proposed units comply with the minimum size and distribution requirements provided in the RDP. Parking will be provided on-site within a centralized, six-story structured parking facility consisting of 565 spaces in Phase I, representing a significant excess over the 308 required parking spaces, with 1,156 spaces proposed overall. With the exception of landscape requirements relating to parking lots, the proposed plan is in full conformance with the RDP.