

STATEMENT OF THE APPLICANT

This is an application by 197 Ave. E Urban Renewal, LLC (the “Applicant”) regarding Block 221, Lot 12.01 (formerly Lots 10, 11, and 12), as shown on the Tax Records of the City of Bayonne, New Jersey (the “Property”). The Property, which was previously the site of the Villanova Catering Hall, is vacant and subject to a redevelopment plan, which permits mixed-use (multi-family residential and convenience retail/commercial) buildings.

The City of Bayonne Planning Board previously granted preliminary and final major site plan and variance approvals to a prior owner to develop the Property as an 11-story, multi-family residential building with a 4-story, detached parking structure.

The Applicant is now seeking preliminary and final major site plan approval to construct an 11-story, mixed-use (multi-family residential and convenience retail) building that will contain 250 residential units, ground floor commercial retail, and 250 off-street parking spaces. The project will also include amenities (including rooftop amenities), a pool, bicycle parking, landscaping, and other improvements shown on the filed plans.

The project requires bulk variance relief for lot width and lot coverage, both of which were previously granted by the Board. Relative to the lot width variance, the Board granted that relief, finding that the lot width condition was an existing condition without cure and, therefore, a hardship. That hardship condition will remain unchanged as part of this application.

The Board also previously approved a lot coverage variance (99.7% according to the prior resolution of approval), and this application proposes to reduce the magnitude of that variance to 98.3% coverage, whereas a maximum of 90% lot coverage is permitted. The coverage deviation allows allow the building to provide a compliant number of parking spaces. Moreover, the Applicant has reduced the magnitude of that variance compared to the Board’s prior approval on the Property, thereby creating a more efficient use of the land when compared to the prior approval. The benefits of providing compliant parking and a more efficient use of the land than previously approved by the Board substantially outweigh any detriments associated with the lot coverage variance.

Expert testimony will be provided at the hearing to support the approvals and relief requested above.

The Applicant requests submission waivers of the following:

- (1) Checklist item I.2 – Order of the Administrative Officer because the Municipal Land Use Law permits direct application to this Board.
- (2) Checklist item I.13 – Environmental Assessment Report. The Applicant requests this waiver for completeness purposes. The Applicant will submit this Report before the public hearing of this matter.