

# **STATEMENT OF THE APPLICANT**

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**Applicant:** Kennedy Boulevard MW Urban Renewal LLC & 373 Kennedy Blvd Partners

**Property:** 361-373 John F. Kennedy Blvd, Bayonne, New Jersey  
Block 262, Lots 7, 8, & 9

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Kennedy Boulevard MW Urban Renewal LLC & 373 Kennedy Blvd Partners (collectively the “Applicant”) are the owners of property located at 361-373 John F. Kennedy Blvd, Bayonne, New Jersey, which is designated as Block 262, Lots 7, 8, and 9 on the City of Bayonne (the “City”) Tax Duplicate (the “Property”). The Property is located on the west side of John F. Kennedy Blvd between West 12<sup>th</sup> Street and West 13<sup>th</sup> Street, and is zoned under a redevelopment plan (the “Redevelopment Plan”), which permits mixed-use (multi-family residential/commercial) buildings. The Property is currently the site of residential structures, which will be demolished, and vacant lots.

Applicant is seeking preliminary and final major site plan approval along with any other ancillary relief (if determined to be necessary) (the “Application”) to construct a six-story mixed-use building containing: 66 residential units; 71 parking spaces (utilizing surface parking and a mechanical parking system); approximately 663 sq. ft. of retail space; bike parking; a gym; amenity space; stormwater management improvements; common and private roof decks; green roofs; and various other improvements shown on the filed plans. The Application meets all use, bulk, design, and other regulations set forth in the Redevelopment Plan.

The Applicant requests a submission waiver of the following:

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

Checklist item I.7 - Applicant to submit a “Certification from tax collector that the current taxes are paid.” Applicant is aware that the Property is in tax sale and outstanding real estate taxes owed for the Property. Applicant requests a submission waiver for this item. In making this request, Applicant notes that the MLUL specifically at N.J.S.A. 40:55D-39(e), permits planning boards to include, as a discretionary content of an ordinance, “provisions that require as a condition for local municipal approval the submission of proof that no taxes or assessments for local improvements are due or delinquent on the property for which any subdivision, site plan, or planned development application is made.” See also N.J.S.A. 40:55D-65(h), which permits a zoning ordinance to “require as a condition for any approval which is required pursuant to such ordinance and the provisions of this chapter, that no taxes or assessments for local improvements are due or delinquent on the property for which any application is made.” Applicant submits it will comply with this requirement as a condition of approval, as permitted by statute.

Redevelopment Plan Item - Section 6.9(D)(2) – A recycling and refuse plan, showing the operations manuals, pickup, and estimated trash volume. This item will be submitted as part of Applicant’s resolution compliance requirements and is not directly related to site plan evaluation/determination.

Redevelopment Plan Item – Section 6.9(H) – A preliminary construction staging statement. This item will be submitted during Applicant’s preconstruction meeting between the Applicant and City professionals and is not directly related to site plan evaluation/determination.

Any/all other items not submitted with the Application because the submitted materials are sufficient to allow the Board to make a determination as to whether Applicant has met its burden for site plan approval. Should the Board determine that certain items, not submitted, are needed, same shall be incorporated as part of Applicant’s resolution compliance or requirements.

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