

STATEMENT OF THE APPLICANT

Applicant: 102-116 Ave E Bayonne LLC

Property: 102 ½ - 116 Avenue E, Bayonne, New Jersey
Block 467 Lots 10, 11, 12, 13, and 14

102-116 Ave E Bayonne LLC (the “Applicant”) is under contract with the owner of property located at 102½ -116 Avenue E, which is designated as Block 467, Lots 10, 11, 12, 13, and 14 on the City of Bayonne Tax Duplicate (the “Property”). The Property is subject to the 102½ -116 Avenue E Redevelopment Plan (the “Redevelopment Plan”), which permits multi-family residential buildings.

The Applicant is seeking preliminary and final major site plan approval and any other ancillary relief (if necessary) (the “Application”) to construct a six-story, multi-family residential building, consisting of: 105 residential units; 110 parking (utilizing a fully automated parking system as well as surface parking); 53 bicycle parking spaces; approximately 4,394 square feet of indoor residential amenity space; an amenity courtyard and amenity deck; a green roof; a loading zone located within the building; outdoor terraces; outdoor amenity space; building signage; streetscape improvements; and various other improvements shown on the filed plans. The Application’s proposed use and structure are permitted as-of-right under the Redevelopment Plan.

The Applicant requests submission waivers of the following:

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

Redevelopment Plan Item - Section 6.9(D)(2) – A recycling and refuse plan, showing the operations manuals, pickup, and estimated trash volume. The architectural plan set provides information responsive to this requirement, however, to the extent the information provided is not sufficient, Applicant requests a waiver because it is not directly related to site plan evaluation or determination and can be provided as a condition of approval should the Board approve this Application.

Redevelopment Plan Item – Section 6.2(D)(15) – Application rendering. The architectural plan set (at the cover sheet and sheets A-05-A-08), are responsive to this requirement, however, to the extent the information provided is not sufficient, Applicant requests a partial waiver and will provide a responsive rendering on or before the site plan hearing.

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.