

NARRATIVE STATEMENT

The present application seeks to amend the General Development Plan approval dated 9/23/19 and memorialized in Resolution P-19-022 with respect to the development of a portion of the Military Ocean Terminal at Bayonne known as Block 751, Lots 1,04, 1.11, 1.14 and 1.15, located in the HS-2 Zone of the Harbor Station South Redevelopment Plan (RDP). The Applicant is the current owner of the subject property which consists of approximately 272.195 sq. ft. of vacant land located along Chosin Few and 40th Street, in proximity to the existing fire station. The previously approved General Development Plan called for a multi-phase buildout of 27.44 acres making up the entirety of Block HS-2 whereas the proposed, amended plan is limited to Lots 1.04, 1.15, 1.11 and 1.14 and consists of the proposed development of six (6) mixed-use, high-rise towers and associated parking on Lots 1.15 and 1.11, a hotel on Lot 1.04 and a public park on Lot 1.14. The proposed plan is in full conformance with the RDP.