

October 8, 2021

**(Via Hand Delivery)**

Alicia K. Losonczy, Planning Board Secretary  
City of Bayonne Planning Board  
630 Avenue C  
Bayonne, New Jersey 07002

**Re: Centre Street Redeveloper LLC  
(KRE Fleet Bayonne Urban Renewal, LLC)  
Harbor Station North (BAY 151)  
Block 600, Lot 1; Block 630, Lot 1  
Amended Final Major Site Plan, Building 3  
City of Bayonne, Hudson County, NJ  
BCG File No. 080235-F0-002**

Dear Ms. Glazewski:

On behalf of our client, Centre Street Redeveloper LLC, we are submitting an application for an Amended Final Site Plan for Building 3 (Phase 2) for their Harbor Station North (Bay 151) project.

The project received prior approvals for minor subdivision, preliminary and final site plan for phase 1, and preliminary site plan for phase 2, Resolution dated January 12, 2016 (application P-15-025); and approvals for amended final site plan approval for phase 1 and final site plan for phase 2, Resolution dated July 10, 2018 (application-18-020).

Overall project consists of three (3) 4-story residential buildings with a total of 625 apartment units, consistent with the prior approvals. Phase 1 of the project consisting of 413 units within two (2) of the buildings is near completion of construction.

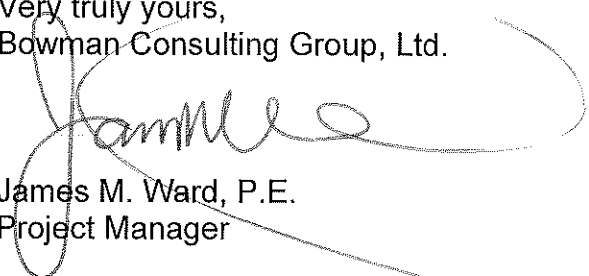
Based on usage and rentals thus far and proximity to public transportation, applicant proposes to amend phase 2, the last remaining 212-unit building, by removing the building number 3's parking garage and replacing with surface parking with solar canopies. This results in a reduction of proposed parking spaces, however, the number of spaces provided still exceeds ordinance requirements for the project. Ordinance requires 1.0 parking spaces per unit; approved plan contained of 1.46 spaces per unit; the proposed amendment reduces provided parking to 1.33 spaces per unit

Enclosed please find the following materials for a consistency determination review for administrative approval:

1. Two (2) copies of the **Development Application Checklist**;
2. Two (2) copies of the **Application Forms, with Project Narrative**;
3. Two (2) copies of the **Tax Map (11 x 17)**;
4. Two (2) copies **Amended Final Site Plan Building 3**, Phase 2 for Harbor Station North, dated 10/07/21, consisting of 12 sheets, prepared by Bowman Consulting Company;
5. Two (2) copies **Architectural Plans**, Building 3, prepared by Minno and Wasko, dated 9/24/21, consisting of 11 sheets;
6. Two (2) copies **Landscaping Plans**, prepared by Melillo and Bauer Associates, dated 10/07/21, consisting of 14 sheets;
7. Two (2) copies **Planning Board Resolutions**, Application P-15-025, dated 1/12/15; and Application P-18-020, dated 7/10/18.

Please advise of any application and escrow fees required. If after your review of the enclosed materials you have any questions or require additional materials in order to approve and/or deem this application complete, please do not hesitate to contact me at 732-665-5500 x8113 or via email at [jward@bowman.com](mailto:jward@bowman.com)

Very truly yours,  
Bowman Consulting Group, Ltd.



James M. Ward, P.E.  
Project Manager

JMW

Enclosures

cc : Andy Raichle (via email)  
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Thomas Gough (via email)  
Pat McNamara, Esq. (via email)  
Geoffrey R. Lanza, P.E., P.P., LEED AP, CFM