Watermen, LLC
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Allenwood, NJ 08723
973-809-0264

October 13, 2026

Via Email

City of Bayonne Planning and Zoning Division
630 Avenue C
Bayonne, New Jersey 07002

Attn: Alicia K. Losonczy, Director of Planning and Zoning Department

RE: INTERIM / TEMPORARY USE REQUEST
PORTIONS OF HARBOR STATION SOUTH REDEVELOPMENT DISTRICT
BLOCK 751, LOTS 1.11 & 1.15
APPLICANT : MAHALAXMI BAYONNE URBAN RENEWAL, LLC

Dear Ms. Losonczy:

This correspondence concerns a request from the above-referenced applicant to utilize the above-referenced properties for truck parking. The Harbor Station South Redevelopment Plan allows for both temporary and interim uses. I have reviewed the proposed use relative to the governing Redevelopment Plans' requirements and find that it would not negatively impact the quality or schedule of ongoing redevelopment of the Harbor Station South Redevelopment Area.

Should the Board choose to acknowledge this recommendation, the Applicant shall comply with the following:

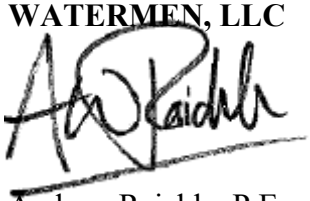
- Seek renewal of this determination on an annual basis. The interim use authorization shall expire one year subsequent to the date of this letter.
- Secure a zoning permit for the use.
- Provide a certificate of insurance with coverages acceptable to the City Attorney and naming the City of Bayonne as an additional insured.
- Provision of adequate ground stabilization (e.g. stone) to prevent ponding and/or muddy conditions on the site.
- Provision of a "tracking pad" at the site's driveway onto Chosin Few Way to prevent offsite tracking of sediment. If tracking of sediments onto Chosin Few Way occurs, Applicant shall be required to operate a street sweeper to clean accumulated sediment.
- Implementation of a traffic control plan that ensures safe ingress and egress at Chosin Few Way.
- Provision of perimeter fencing or barriers to prevent unauthorized access beyond the property limits.
- Provision of adequate screening along Chosin Few Way to screen the operation from public street level view.
- Maintain all facilities in good working order and clean from debris and trash.
- Removal of all improvements from the property within 60 days of expiration of this authorization.
- This authorization does not permit any commercial signage. Commercial signage shall require a City Sign Permit.

The proposed parking will require conformance with the City's commercial parking ordinance, including payment of all fees due to the City (Code §§ 10-4.1 through 10-4.3).

If you should have any questions or require any additional information, please do not hesitate to contact me at 908-229-6303 or andy@watermenllc.com.

Respectfully,

WATERMEN, LLC



Andrew Raichle, P.E.
President