

STATEMENT OF APPLICANT

The subject application relates to Block 751, Lot 1.04 which is currently developed as a mixed-use project with ground floor retail, 97 residential units and 127 surface parking spaces commonly known as the Waterview at Bayonne. The purpose of the application is modify the layout of the ground floor to accommodate the fit-out of several proposed retail uses, including 1,460 square feet for retail, space for a 6,180 square foot daycare facility and a total of 5,419 square feet of restaurant space. The project was previously approved for 5,975 square feet of retail pursuant to Resolution P-17-013 dated August 8, 2017.

The subject property is located within the H2 Zone of the Harbor Station South Redevelopment Plan (the "Plan") wherein the proposed uses are permitted. The application as submitted is also fully conforming with the bulk requirements of the plan, including, through the utilization of a shared parking plan as permitted under §2.2.3 of the Plan, with respect to parking. A total of 148 parking spaces would be required absent a shared parking arrangement whereas a total of 107 spaces will be utilized during periods of peak demand and a total of 127 parking spaces are provided, for an overall excess of twenty (20) parking spaces.