



BLRA Granted Waterfront Development Permit from New Jersey Department of Environmental Protection

BAYONNE, NJ Dec. 16, 2005--The Bayonne Local Redevelopment Authority (BLRA) reached a major milestone yesterday that cleared the path towards long-term development of the Peninsula at Bayonne Harbor when it received its Waterfront Development Permit and Water Quality Certificate from the New Jersey Department of Environmental Protection.

The permit is required by the state for any development within 500 feet of the waterfront.

“This is a great day for the BLRA and the City of Bayonne” said Howard Fitch, Chair of the BLRA’s Board of Commissioners. “The BLRA staff and its engineers have been working hard for many years to design and engineer the permit application that has now been favorably reviewed by the State. Without this permit, very little long term redevelopment would be possible on the Peninsula.”

Specifically, the BLRA may now begin constructing, without additional authorization or review by NJDEP the following items of infrastructure:

1. Potable Water Distribution System
2. Sanitary Sewer Collection
3. Electrical Power Distribution
4. Natural Gas Distribution
5. Data/Voice/Cable Distribution
6. Storm Water Collection and Treatment
7. General Right of Way Improvements (cartway, curbs, sidewalks, planters, landscaping, street lighting, etc., exclusive of the Hudson River Waterfront Walkway)
8. Street Car System
9. Retaining Walls
10. Upland Bridges
11. Bulkheads
12. Bulk Fill and Grading

All other development proposed on the Peninsula exclusive of the items noted above will require that the BLRA submit final design plans and a statement of permit consistency to the NJDEP for review and final approval by NJDEP.

“I want to thank Commissioner Bradley Campbell and his staff for working with the BLRA to issue this permit” said Mayor and State Senator, Joseph V. Doria, Jr. “NJDEP has shown its commitment to Smart Growth principles by acting favorably upon the BLRA’s application. I also want to commend the BLRA Commissioners and staff for having the foresight to seek this permit which adds value to Peninsula and stream lines the review process for redevelopers selected by the BLRA.”

In anticipation of receiving this permit, the BLRA began demolition work in the Harbor Station District of the Peninsula this fall. The BLRA recently undertook the demolition of the three million gallon reservoir located in the area designated as “Harbor Station North” as well as demolition of “Goldsboro Village” a former housing area for military personnel and their families located in what is now known as “Harbor Station South”. With the permit in hand, the BLRA anticipates that it will go out to bid early in 2006 build the infrastructure and roadways needed to service Harbor Station.

Since the U.S. Army transferred complete ownership of the former military base in 2002, the BLRA has raised more than \$50 million in government grants and interim lease payments to make improvements needed to attract development. These improvements include new bulkheads along the base’s south side and environmental remediation that was completed this year, ahead of schedule.

The opening last year of the Cape Liberty Cruise Port—the first tangible step in the transformation of the 430-acre site—resulted in 51 cruise ship calls in its first season and the creation of 300 jobs.

Earlier this year the BLRA designated Fidelco Bayonne Realty to build out the “Harbor Station District.” Construction will begin early next year. The BLRA also expects to conditionally designate a developer for the “Bayonne Bay District” by early next year.

Redevelopment of the Peninsula is organized around the creation of six different, yet integrated districts: **Harbor Station**, which will consist of mid-rise housing, office space, commercial space and civic facilities; **Bayonne Bay**, which will feature low-and mid-rise housing with views of the South Cove and an adjacent golf course; **The Landing**, which will have a water transit docking facility surrounded by a commercial and entertainment area with shops, stores and restaurants as well as a residential section with mid-rise housing; **The Loft District**, which will be converted to hip loft-style housing units adjacent to the ferry landing with views of lower New York Harbor, the Verrazano Bridge and golf course; **Bayonne Point**, which will feature a cruise port, marinas for private boats to dock, seaside entertainment, cultural and retail venues and high-rise residential and office buildings, and **The Maritime Industrial District**, which will be transformed into a state-of-the-art deep-sea port with a design that is expected to rival the world’s leading ports.

For more information about The Bayonne Local Redevelopment Authority, please visit www.bayonnenj.org/blra.