

Master Plan



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 Heyer, Gruel & Associates, PA

2000 MASTER PLAN

City of Bayonne
Hudson County, New Jersey

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Prepared by

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I. GOALS AND OBJECTIVES

The City of Bayonne Master Plan is intended to guide the growth and development of the City over the course of the next 6 to 10 years. The Municipal Land Use Law requires that all Master Plans contain a statement of principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based. The Goals and Objectives Element of the Master Plan satisfies this requirement and provides the foundation for the other components of the Plan.

The Goals and Objectives Element provides specific targets for the realization of Bayonne's vision for the future. The City's vision for the year 2020 is of a thriving and vibrant community with a balance of land uses, a diversified and expanding economy, modern and well-maintained infrastructure, extensive community facilities and an outstanding quality of life. Major projects and initiatives that are currently in the early stages of development will be complete by 2020. These include the redevelopment of the Military Ocean Terminal (MOTBY) and Texaco sites, the revitalization of the Broadway Central Business District, the creation of a transit village in the Avenue E corridor and the completion of the Hudson River Waterfront Walkway. These projects, as well as other goals and objectives of the Master Plan, are part of the City's vision for the future and contribute to its physical, economic and social well-being.

GOALS

1. Provide a balance of land uses in appropriate locations to preserve the residential character of the community, encourage economic development, increase parks and open space, accommodate community facilities and facilitate local and regional circulation.
2. Encourage the development of a diversified economic base that generates employment growth, provides increased tax rates, increases income levels and promotes the reuse of brownfield sites.
3. Preserve and protect the established residential character, provide for compatible in-fill residential development in appropriate locations and encourage a broad range of housing choices for residents.
4. Promote the creation of a fully intermodal transportation system that enhances local circulation, increases regional access and provides links to international destinations. Coordinate land uses with transportation investments to promote intermodal connections and encourage alternatives to driving such as mass transit, freight rail and bicycle/pedestrian facilities.
5. Preserve the existing system of parks and open space and pursue opportunities to increase parks and open space in underserved sections of the City.

6. Maintain the existing system of community facilities in order to preserve the current high level of public services and provide new facilities, where necessary, in order to accommodate growth as well as the changing needs of the population.
7. Support conservation efforts in order to protect the environment, promote public health, encourage the remediation of contaminated sites and facilitate brownfield redevelopment. Particular attention should be given to implementation of the City's Environmental Performance Partnership Agreement with the New Jersey Department of Environmental Protection (NJDEP).
8. Preserve and upgrade the existing utility infrastructure including public water, stormwater management and wastewater treatment. Continue rehabilitation programs while pursuing selected replacement and expansion projects in order to accommodate growth and redevelopment.
9. Encourage historic preservation in order to maintain the City's unique character, protect existing historic resources and complement economic development efforts.
10. Promote recycling in order to protect the environment and reduce the City's solid waste stream.

OBJECTIVES

Land Use

1. Strengthen commercial districts, especially the Broadway Central Business District, by encouraging a mix of uses that provide employment, retail opportunities, services and entertainment.
2. Encourage and retain industrial uses wherever feasible, subject to the provision of buffering and screening, adequate access and performance standards to mitigate nuisances.
3. Provide additional parks and open space in underserved sections of the City, including the area east of Avenue E.
4. Plan for and promote the redevelopment of underutilized or vacant commercial and industrial properties including MOTBY, the Texaco site and portions of Broadway.
5. Encourage the development of a mixed-use transit village in the Avenue E corridor with higher density residential uses and commuter-oriented retail activity that capitalizes on proximity to the Hudson Bergen Light Rail Transit System (HBLRTS). Such uses should be targeted for underutilized or transitional heavy commercial and industrial properties along Avenue E.
6. Create attractive gateways at the principal entrances to the City through upgraded land uses, streetscape improvements and signage.
7. Provide for adequate parking to serve established residential and commercial areas. Incorporate adequate parking into new developments.

8. Coordinate land uses with existing and planned transportation infrastructure including the HBLRTS, LeFante Highway/Route 169 and Port Jersey.
9. Address quality of life issues resulting from land use conflicts, intensive commercial and industrial uses, increases in residential density from illegal conversions, vacant or underutilized parcels and limited parking in residential and commercial districts.

Circulation

1. Encourage and support the development of a fully intermodal transportation system consisting of roads and highways, mass transit, ferries, freight rail, marine terminals and bicycle/pedestrian facilities.
2. Improve LeFante Highway/Route 169 by creating a direct connection between the highway and the New Jersey Turnpike, enhancing access to the core area of the City in the northern and southern sections of the highway and providing for safer pedestrian crossings at key intersections.
3. Promote mass transit use by maximizing access to the HBLRTS, extending the HBLRTS to the Texaco site in Bergen Point, preserving existing levels of bus service and supporting ferry service from MOTBY and the Texaco site in Bergen Point to Elizabeth and New York City.
4. Facilitate freight and goods movement by reconfiguring and improving freight rail service and providing increased freight rail service to Port Jersey. Support implementation of the New Jersey Department of Transportation Portway project. In addition, improve rail service to MOTBY.
5. Accommodate and address projected growth at the Global Marine Terminal and Northeast Auto Marine Terminal in Port Jersey.
6. Increase bicycle/pedestrian safety and circulation by improving traffic signals at key intersections, utilizing traffic calming measures and providing bike lanes that connect activity centers throughout the City.
7. Provide way-finding signage on major roads and at gateway locations to facilitate circulation and identify the route to key activity centers and destinations in the City.
8. Evaluate and implement methods of providing adequate parking to serve existing development and proposed redevelopment.
9. Provide for adequate east-west circulation that links the core area of the City to the east side, including MOT and the light rail system.

Economic

1. Promote increased diversification of the City's economic base to address the regional decline of manufacturing, capitalize on growth in the service sector and protect against cyclical downturns in the economy.
2. Focus economic activity in the City's major economic centers including Broadway, MOTBY, the LeFante Highway/Route 169 corridor and Constable Hook industrial area. Recognize the unique character of each area and promote development that will strengthen and reinforce market niches.
3. Capitalize on the City's competitive advantages for economic development purposes including its location in the center of the northern New Jersey/New York City region, extensive transportation and utility infrastructure, land available for redevelopment, stable labor force and quality of life.
4. Plan for and promote the mixed-use redevelopment of MOTBY in order to create employment, generate tax ratables and enhance the quality of life for residents and workers.
5. Promote the revitalization and aesthetic appearance of the Broadway CBD through the public-private partnership between the City and the Special Improvement District (SID) with a focus on niche retail, specialty services, restaurants and entertainment uses. Consider the development of anchor uses to make the CBD a destination and attract shoppers as well as visitors.
6. Support transit-oriented development in HBLRTS station areas, especially on underutilized or vacant commercial and industrial property along Avenue E.
7. Encourage selected retail, office and light industrial development in the LeFante Highway/Route 169 corridor that takes advantage of extensive highway frontage, available land and regional access. Target the corridor for uses that complement Broadway rather than compete with it.
8. Continue industrial retention and recruitment efforts with an emphasis on Constable Hook and Port Jersey peninsula as premier industrial locations in the region.

Housing

1. Protect and preserve established residential character through zoning and rehabilitation, where necessary.
2. Provide a balance of housing options to meet the needs of all residents including low and moderate income housing, middle-income housing and market rate or luxury housing.
3. Continue the City's residential rehabilitation program to improve substandard housing units and preserve neighborhood stability.

4. Address the need for a broad range of senior citizen housing including independent living, assisted living and congregate care housing.
5. Encourage the development of transit-oriented higher density multi-family housing in close proximity to HBLRTS stations along Avenue E.
6. Acknowledge the Bayonne Housing Authority as a provider of housing in the City.
7. Seek Regional Contribution Agreements (RCA's) with COAH approved sending municipalities to expand housing rehabilitation and provide for the creation of low and moderate income housing.
8. Update the City's Housing Element/Fair Share Plan and apply for substantive certification from COAH prior to the expiration of the current period of substantive certification in December, 2002.

Community Facilities

1. Maintain and upgrade existing community facilities, where necessary, and provide new community facilities to serve anticipated population, employment and economic growth.
2. Plan for and provide new community facilities to serve large-scale redevelopment areas, especially MOTBY and Texaco.
3. Upgrade existing school facilities and plan for new school facilities to accommodate enrollment growth, curriculum changes, new programs and technological advances.
4. Maintain and upgrade existing emergency service facilities, especially those facilities which are aging or obsolete. Plan for and provide new facilities to serve planned growth and improve efficiency of service.
5. Provide permanent fire and police facilities at MOTBY in conjunction with the planned mixed-use development of the site.
6. Maintain and upgrade public library facilities. Support the development of a new auditorium at the Main Library for public events, lectures and performances.
7. Maintain existing community centers and provide new community centers in underserved areas of the City. Target the needs of senior citizens and children.
8. Support Bayonne Hospital as the City's principal provider of health care services.

Parks, Recreation and Open Space

1. Preserve and maintain the existing system of parks, open space and recreation facilities.
2. Provide additional parks and open space in underserved areas including the east side of the City.

3. Implement plans for new parks, open space and recreation facilities including the “North 40” site on Newark Bay, the 16th Street boat launch, the waterfront park at MOTBY and the linear passive park between LeFante Highway/Route 169 and Avenue F.
4. Support and promote the completion of the Hudson River Waterfront Walkway including planned segments at MOTBY, the South Cove shopping center and OENJ Cherokee Golf Course in Constable Hook.
5. Encourage the development of a Newark Bay/Hackensack River Walkway connecting existing parks and open space along Newark Bay from the Texaco site in the south to Hudson County Park and the planned “North 40” passive park in the north.
6. Address the need for an indoor recreational facility to accommodate municipal recreation programs, civic events and meetings.
7. Acknowledge the contribution that the City’s schools and private organizations make in meeting the recreational needs of residents.

Conservation

1. Support the implementation of the City’s Environmental Performance Partnership Agreement with the New Jersey Department of Environmental Protection.
2. Encourage the remediation of contaminated sites and brownfield redevelopment to enhance the local environment and return vacant sites to productive use.

Utilities

1. Maintain and upgrade the City’s existing utility infrastructure including public water, wastewater treatment, sanitary sewers and stormwater management.
2. Plan and implement new utility infrastructure to replace aging and obsolete systems that serve redevelopment areas.
3. Address the environmental and stormwater management issues associated with combined sewer systems. Improve existing combined sewer outfalls and separate stormwater and sanitary sewer systems where new infrastructure is installed.
4. Protect the integrity of the City’s public water supply including storage, treatment and distribution systems.
5. Encourage the development of high technology infrastructure including fiber optic data transmission lines, digital switching stations, telecommunication facilities and high-speed internet access.

Historic Preservation

1. Acknowledge the importance of historic resources in providing a link to the past, preserving the City's unique character, enhancing the visual appearance of neighborhoods and promoting economic development.
2. Complete an historic resources survey and identify structures, sites and districts for historic designation.
3. Prepare design guidelines for inclusion in an historic preservation ordinance to ensure that the exterior of designated structures, sites or districts remain intact and are preserved.
4. Apply for Certified Local Government status from the State Historic Preservation Office in order to promote local historic preservation and increase access to grant funding as well as technical assistance.

Recycling

1. Promote recycling to reduce the solid waste stream and increase the reuse of natural resources.
2. Encourage existing commercial and industrial uses to recycle and support the development of "green" industries that incorporate recycling into the production process.

