

**John McDonough Associates, LLC**  
**Land Use Planning · Landscape Architecture**

**ENVIRONMENTAL IMPACT STATEMENT**

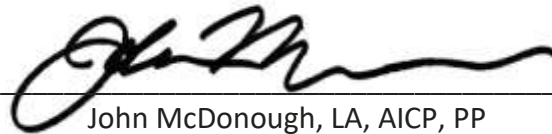
FOR

**PROLOGIS BAYONNE**

LOCATED AT

**BLOCK 465 LOT 9**  
**BLOCK 466 LOTS 1, 2, 3 & 4**  
**BLOCK 478, LOTS 1 & 1.01**  
**CITY OF BAYONNE, HUDSON COUNTY, NJ**

(June 2, 2023)



John McDonough, LA, AICP, PP  
NJPP License #33LI00518900

*The original of this report was appropriately signed and sealed in accordance with laws and regulations pertaining to the practice of Professional Planning in New Jersey (NJSA 45:14A and NJAC 13:41-1.3(b))*

## **Introduction**

This document is submitted in connection with an application to the Bayonne Planning Board for site plan approval of a proposed warehouse distribution development on lands identified on the City's tax rolls Block 465 Lot 9; Block 466 Lots 1, 2, 3 & 4; and Block 478, Lots 1 & 1.01.

The contents of this report are organized to follow the format of the City of Bayonne General Ordinance §33-4.9.d., which pertains to Environmental Impact Statements ("EIS").

### **1. Professional Qualifications of the Preparer of the Report**

This report has been prepared by John McDonough, AICP, PP, LA, who has appeared before the City of Bayonne Planning and Zoning Boards on numerous occasions as an expert witness.

The author has prepared other Environmental Impact Statements for projects in Bayonne. Qualifications are included in **Appendix A**.

### **2. Project Description**

#### *Existing Conditions.*

The subject site is within the industrialized Constable Hook section of Bayonne. The area is characterized by tank farms, marine terminals, and industrial uses related to its location along the Kill Van Kull. A site map is provided in **Appendix B**.

The site consists of the following properties:

- Block 465 Lot 9 and Block 466 Lots 1, 2, 3, and 4 (the "Northern Parcels"), which are contiguous lots comprising approximately 45.8 acres and containing existing industrial development that is part of the International-Matex Tank Terminal facility ("IMTT").
- Block 478 Lots 1 and 1.01 (the "Southern Parcels"), which are contiguous lots comprising approximately 82.0 acres of primarily vacant, industrial land. The site is the former Exxon Bayonne Terminal, an oil refinery plant that closed in the early 1990's.

The site does not include Block 506, Lot 2 ("the Conrail Parcel") which adjoins and bisects the Southern and Northern Parcels. Crossing the Conrail Parcel to link the Southern and Northern Parcels is subject to Conrail consent.

The entire site has been designated as an area in need redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. ("LRHL") due to functional obsolescence and environmental contamination. Site photographs are in **Appendix C**.

#### *Proposed Conditions.*

The application proposes to redevelop the site by demolishing all existing structures and constructing a new modern logistics distribution facility. The project will deliver more than 1.6 million square feet of contemporary warehouse space in multiple buildings.

The Northern Parcels will be developed with four warehouse buildings with an aggregate floor area of approximately 606,966 square feet. The buildings will have an interconnected circulation system with car and truck parking, and a total of approximately 114 loading docks.

The Southern Parcels will be developed with one warehouse building with an aggregate floor area of approximately 1,076,820 square feet. The circulation system will wrap around the entire building have car and truck parking, and a total of approximately 176 loading docks.

The Northern and Southern Parcels will be linked by a crossing over the Conrail Parcel. As noted, the crossing is subject to Conrail consent. Other site improvements include new landscaping, new lighting, new utilities, and a new stormwater management system.

*Population Estimates.* As a nonresidential project, the development will not yield any resident population that would place additional demand on municipal services. In turn, the project will not generate any school-age children that would impact the local school district.

The estimated workforce population can be highly variable since the project is speculative and specific tenants are not identified. Based on generally accepted industry standards<sup>1</sup>, the estimated workforce population would range from 336 workers to 1,346 workers.

### **3. Compatibility with Planning Documents**

*City of Bayonne Master Plan.* The City adopted a new Master Plan in 2017. The proposed redevelopment is substantially consistent with Bayonne Master Plan and its goals and objectives, specifically as they relate to revitalizing and modernizing the Constable Hook section of the City.

The Master Plan cites as a specific objective: “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.”

*City of Bayonne Development Regulations.* The City of Bayonne has adopted a Redevelopment Plan that regulates development of the subject site. The site plan application is substantially conforming with the requirements of the Redevelopment Plan including but not limited to use, bulk, parking, lighting, landscaping, and signage.

*Hudson County Master Plan.* The application is compatible with the county’s Strategic Revitalization Plan, which echoes Bayonne’s goal of facilitating private sector investment on blighted and vacant land.

*State Development and Redevelopment Plan.* The State Plan continues to promote smart growth initiatives and the redirection of activity and economic development to the urban core, which has established infrastructure and transportation advantages to accommodate

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<sup>1</sup> Based on “Who Lives in New Jersey Housing” prepared by the Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University, November 2006 edition, page 133 multipliers.

growth, in an effort to combat suburban sprawl and the destruction of New Jersey's dwindling natural environment. This application is consistent with that initiative.

#### **4. Permits/Approvals Required**

*Local Approvals.* The project requires site plan approval in accordance with the City of Bayonne zoning and land development regulations. Subsequently, construction and building permits will be required for plumbing, electrical, fire, and other work on the site.

*County Approvals.* The project requires approvals from the Hudson County Planning Board and the Hudson-Essex-Passaic Soil Conservation District.

*State Approvals.* The project requires a sewer extension permit and waterfront development permit from the NJDEP.

#### **5. Environmental Inventory**

*Geologic Resources.* Bayonne is underlain by the Manhattan Schist, a massive rock formation that is well suited to support the foundations of taller buildings. On the subject site, the underlying geology produces a generally flat surface topography that is free of steep slopes or rock outcrops and is ideally suited for development.

*Hydrologic Resources.* There are no significant surface water features on the site such as lakes, streams, wetlands, or other state regulated areas. The site is located in the Minimal Flood Zone 'AE' as shown on the latest version of the FEMA Preliminary Flood Insurance Rate Map dated December 20, 2013.

*Biologic Resources.* The site lacks any distinct biologic features such as trees, understory vegetation, or habitat for threatened or endangered species. The site has been previously disturbed and cleared for development.

*Other Resources.* The site lacks any distinct historic or cultural significance. It has no unique or scenic qualities. Its appearance is nondescript which has a negative effect on the area image.

#### **6. Environmental Impacts**

*Impacts on Geologic Resources.* Development may have a negative effect on geologic resources when the associated land disturbance creates uncontrolled soil erosion and sedimentation. The application includes a Soil Erosion and Sediment Control Plan that is subject to County approval and is designed to conform to the applicable regulations that safeguard against such uncontrolled soil erosion and sedimentation.

*Impacts on Hydrologic Resources.* Development may have a negative hydrologic effect when it produces uncontrolled runoff or flooding on neighboring properties and roads, and/or degrades water quality. The application includes a Storm Water Management Plan that is designed to conform to the state's water quantity and water quality rules.

*Impacts on Biologic Resources.* Development may have a negative biologic effect when it results in excessive destruction of vegetation or habitat. Given the site's lack of such resources, the environmental impact from a biologic standpoint will be minimal. In fact, the application proposes to enhance the landscape by adding plants.

*Other Potential Impacts.* The application addresses other potential impacts that may be associated with land development:

- Sewage disposal has been designed to interconnect to the functioning city system.
- Solid waste disposal has been designed to be collected and removed by private haulers in a manner consistent with typical Bayonne industrial development
- Historic features are not existent or impacted by the project.
- Air quality degradation is more commonly associated with manufacturing use than warehouse use. The project will not generate significant fumes or emissions.
- Noise levels are subject to state regulations and cannot exceed thresholds of 65dBa daytime and 50dBa nighttime. These thresholds are not typically exceeded with residential development. The project is enclosed, including the parking garage, which further attenuates sound generation.
- Light levels are designed to provide a balance between providing adequate lighting onsite and minimizing glare onto neighboring properties or sky glow. Lighting fixtures will be downward directional and backshielded to cut off the illumination.
- The fiscal impacts from developments of this nature are typically a substantial net positive from a tax standpoint. This is a result of the significant tax revenue the project will produce, with minimal impacts on public services, and no demand on the school system.
- The site is currently being remediated of environmental contamination associated with its industrial past, under the supervision of a Licensed Site Remediation Professional ("LSRP").

## **7. Environmental Controls**

*Stormwater Management.* Currently the site is substantially covered with impervious materials. The new development will increase the amount of green space on the site. New stormwater management improvements will be constructed. The development will comply with local and state stormwater control regulations.

*Water Supply and Water Conservation.* Water supply will draw from the functioning city system. The development will incorporate modern plumbing technologies such as low flow toilets to facilitate water conservation. Landscape design will emphasize drought tolerant plants to reduce reliance on watering and irrigation.

*Landscaping and Screening.* Plantings are provided to frame and enhance the high-quality attractive architecture of the buildings, to soften the massing and blend the buildings with the site.

*Miscellaneous Controls.* The development is essentially self-sufficient with respect to site improvements. The site layout is designed to function safely and efficiently without any significant traffic effects on the surrounding area.

## **8. Alternative Options**

*Proposed Design.* The proposed plan substantially conforms to all requirements of the Redevelopment Plan and thus is consistent with public policy and the vision for the site.

*Alternative Option #1 – Smaller Project.* Economic development and redevelopment are key stated goals of the redevelopment plan. Any reduction of the project erodes its economic value to the city. A smaller project is a disincentive to revitalize this site, which is contrary to the stated purpose of the redevelopment plan and the redevelopment law.

*Alternative Option #2 – No Development.* Continued stagnation and deterioration of this dated, underutilized serves no benefit to the community. The site in its current state is a detriment to Constable Hook and contrary to the vision for a vibrant community.

## **Conclusion**

Based upon review of visual, physical, and fiscal impacts associated with the subject project, it is the conclusion of this report that there will be no substantially detrimental environmental effects on the site, the neighborhood, or the City of Bayonne.

The application as proposed is consistent with sound environmental planning principles, is consistent with the requirements of the zoning regulations and underlying planning documents, and warrants approval.

## **APPENDIX A ~ QUALIFICATIONS OF PREPARER**

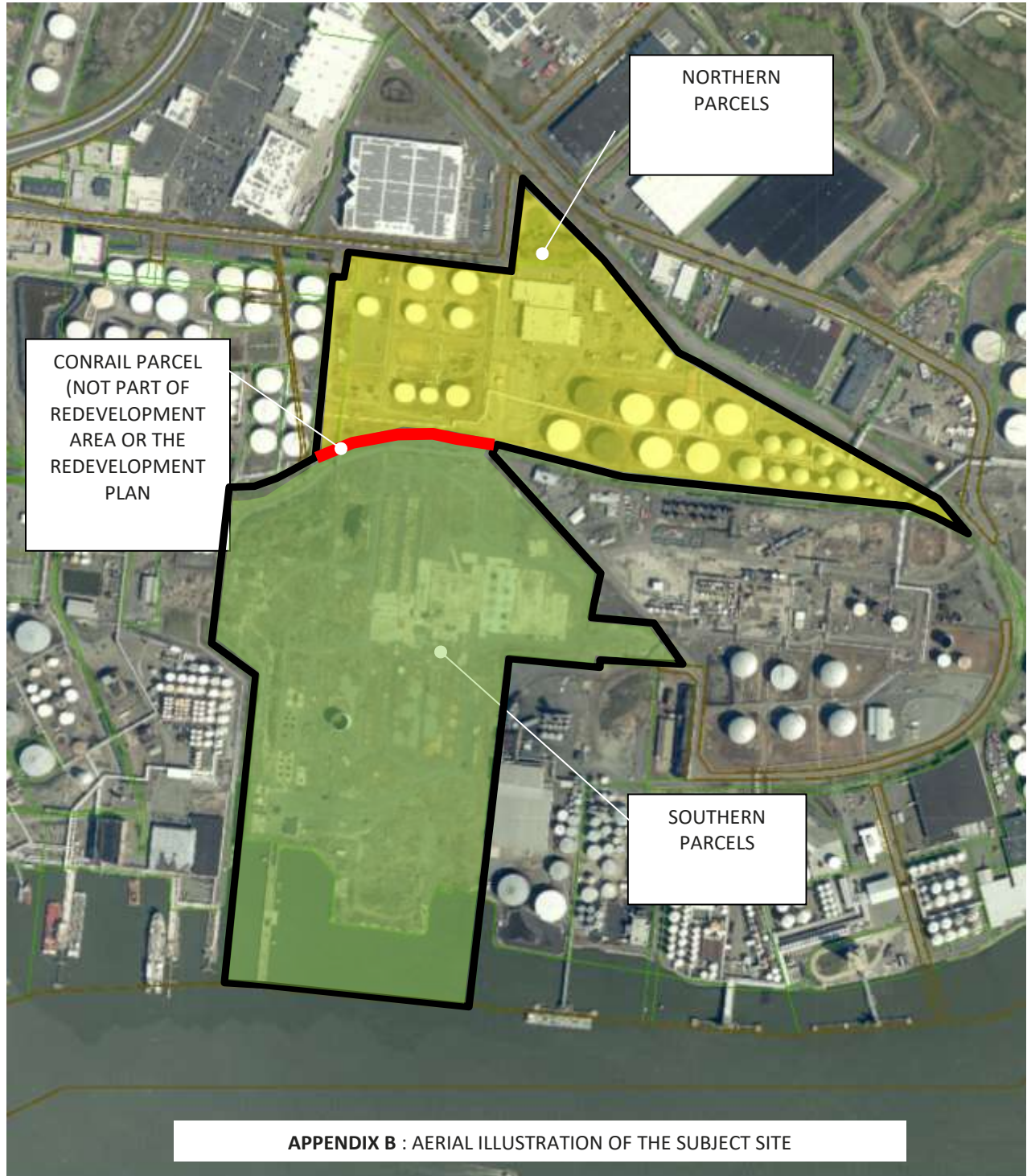
John McDonough Associates, LLC is a land use planning and landscape architecture consulting firm with office location in Parsippany, New Jersey.

John McDonough, LA, PP, AICP is a licensed professional planner and landscape architect in the State of New Jersey. Both licenses are current and in good standing. He is also a member of the American Institute of Certified Planners. All licenses have been obtained through requisite showing of educational and experience requirements and passing of license examinations (none have been achieved through reciprocity). All licenses have been maintained through participation in mandatory continuing education courses.

Mr. McDonough has been practicing as a land use consultant for over 25 years. He has been recognized as an expert in land use matters before hundreds of boards and commissions throughout the State of New Jersey, and in Superior Courts.



## APPENDIX B ~SITE MAP





## APPENDIX C ~ SITE PHOTOGRAPHS



*Figure 1 - View of Northern Parcels (operating IMTT facility) taken by John McDonough Associates*



*Figure 2 - Aerial Drone View of Southern Parcels (closed former Exxon facility) taken by John McDonough Associates*