



August 4, 2026

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

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

RE: First Engineering Review: P-26-011
Preliminary and Final Major Site Plan Approval
Owner/Applicant: Bayonne Redevelopers Urban Renewal Block 720, LLC
22-26 Goldsborough Drive (MOTBY) – Harbor View Marketplace
Block 721, Lot 2 (Qual. C003) (f/k/a Block 720, Lot 1)
City Of Bayonne, Hudson County, New Jersey

Dear Ms. Losonczy:

The above-referenced Applicant is seeking Preliminary and Final Major Site Plan Approval for construction of a new, one-story retail building of approximately 3,285± square feet, identified on the plans as “Tenant-A,” within the Harbor View Marketplace shopping center. The Board previously granted Preliminary and Final Major Site Plan approval for the overall redevelopment of the Property, including subdivision of Block 720, Lot 1 into four parcels and construction of four retail buildings, under Resolution P-18-011, adopted June 12, 2018.

SUBMITTED DOCUMENTS

The following documents have been submitted in support of the application:

1. Completed Application for Development Form
2. Completed Development Application Checklist
3. Narrative Statement of the Applicant
4. Zoning Determination Letter from the City of Bayonne, dated March 10, 2026
5. Master Deed Establishing Condominium (Harbor View Marketplace)
6. City of Bayonne Tax Map
7. Tax Payment Certification
8. 200-Foot Owners List
9. Site Plans titled “*Harbor View Marketplace – Amended Site Plan, Block 721, Lot 2, City of Bayonne, Hudson County, New Jersey*”, prepared by Arna Engineering, Inc., last revised March 5, 2026 (Sheets GI-001, EX-101, CS-101, CG-101, CE-101, CU-101, and CS-501).
10. Architectural Plans titled “*New Building for Retail Units – Harbor View Marketplace, City of Bayonne, Hudson County, Block 721, Lot 2*”, prepared by Blasi Architecture, LLC, dated May 5, 2026.
11. City of Bayonne Certificate of Completeness Review, dated June 1, 2026
12. City of Bayonne Fire Sub-Code Official’s Recommendation, dated July 29, 2026 (“No Comment”)

REFERENCE DOCUMENTS

Harbor Station South Redevelopment Plan and amendments, City of Bayonne Division of Planning & Zoning.

Resolution of the Planning Board of the City of Bayonne, Bayonne Redevelopers Urban Renewal Block 720, LLC, P-18-011, Preliminary and Final Major Site Plan Approval, adopted June 12, 2018.

WATERMEN EVALUATION

GENERAL

1. A Traffic Impact Study addressing both internal site circulation and offsite traffic impacts, as required per the City's Certificate of Completeness Review dated June 1, 2026, has not been submitted with this application. Applicant to submit said study in advance of the public hearing.
2. This Applicant's proposed building is subject to availability of adequate City water and sanitary sewer service. City approvals are required for the proposed connections.

ZONING & BULK STANDARDS COMPLIANCE

1. The Zoning Table shall be revised to identify parking space values.
2. The Zoning Table lists the proposed wall-mounted and freestanding signage for Tenant-A as "Varies," without confirming compliance with the maximum permitted sign areas of 20 SF (wall) and 50 SF (freestanding). Considering this fact, the tenant will have to submit a confirming sign application to the Zoning Department as a condition of sign construction.
3. All bulk standards reviewed (maximum building height, maximum impervious coverage, minimum sidewalk width, maximum fence height, parking space and aisle dimensions, minimum number of parking spaces, and minimum parking area landscaping) appear to comply with the requirements of the Redevelopment Plan as presented on the Zoning Table.

SITE PLANS

1. Remove the FEMA flood map from the cover sheet. It has been superseded by a map appeal. Replace with the appeal revisions. Revise the flood map notes on Sheet CS-101.
2. Applicant to confirm proposed water and sanitary sewer connection points and pipe sizing for the new building, and to demonstrate that adequate capacity exists in the existing on-site utility systems serving Harbor View Marketplace.
3. Applicant to confirm that the accessible route(s) and accessible parking serving the proposed building comply with current ADA/barrier-free requirements, given the building's location within an active portion of the existing parking field.
4. Applicant to demonstrate no adverse impact on the existing stormwater management system serving the shopping center.
5. Applicant to add trees to the proposed island off the east side of the proposed building.

TRAFFIC EVALUATION

1. As noted in the City's Certificate of Completeness Review dated June 1, 2026, a Traffic Impact Study addressing internal site circulation and offsite traffic impacts has not yet been submitted. Watermen reserves the right to supplement these comments upon review of same.
2. Applicant to address anticipated traffic circulation to and from the proposed building, including any impacts to internal drive aisles and existing curb cuts serving Goldsborough Drive.
3. Watermen recommends that the Board consider requiring the Applicant to make adjustments to the adjoining Goldsborough Drive driveway as a condition of approval and in consultation with the Board Engineer and Bayonne PD.

RECOMMENDED HEARING TESTIMONY

Watermen recommends that the Applicant provide testimony at the Planning Board Hearing with regard to the following topics.

1. Use / Tenancy
The Applicant shall provide testimony describing the intended use of "Tenant-A," to the extent known, and confirming whether the space will be leased as a single tenant or subdivided into multiple units.
2. Traffic and Circulation
The Applicant shall provide testimony regarding the results of the required Traffic Impact Study, including internal circulation and any offsite impacts to Goldsborough Drive.
3. Utilities
The Applicant shall provide testimony confirming the adequacy of existing water and sanitary sewer service to accommodate the proposed building.
4. Parking
The Applicant shall provide testimony confirming that the reconfiguration of existing parking spaces maintains compliance with all applicable dimensional, accessibility, and landscaping requirements.

RECOMMENDATIONS FOR CONDITIONS OF APPROVAL

Should the Board consider granting approval, I recommend the following conditions in addition to preserving all conditions of approval associated with prior approvals.

1. Satisfaction of all testimony, additional information, and plan revisions recommended herein.
2. Submission and Board Engineer approval of a Traffic Impact Study addressing internal circulation and offsite traffic impacts.
3. Approval of the City of Bayonne Fire Official.
4. Posting of Performance Guarantees and Inspection Fees in the amount determined by the City Engineer.

5. Approval of the City and Veolia, as applicable, for all water and sanitary sewer connections.
6. Evidence of all other Federal, State, and Local approvals that are required.
7. Satisfaction of any outstanding resolution compliance issues associated with Resolution P-18-011, including dedication of Block 721, Lot 3 as a public right of way.
8. Payment of Affordable Housing Impact Fee in accordance with State statute and the City's Affordable Housing Ordinance.
9. The Applicant shall submit all proposed easements, licenses, or other agreements affecting the condominium property, acceptable to the City of Bayonne and to the Board Attorney, for review and approval before recording of same.

Respectfully,

WATERMEN, LLC



Digitally signed
by Andrew
Raichle, P.E.
Date: 2026.09.06
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Andy Raichle, PE
President