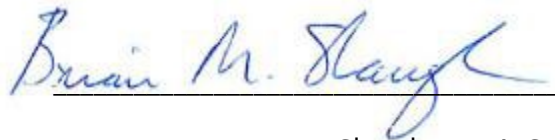


Revised General Development Plan (GDP) Review 1 Mahalaxmi Bayonne Urban Renewal, LLC (P-23-017)

One Flagship Street
Block 751, Lots 1.11, 1.14, and 1.15
Harbor Station South (HS-2) Redevelopment Area
Bayonne Metropolitan Harbor District (BMHO)

Prepared for the City of Bayonne by:



Brian M. Slaugh, PP, AICP
Professional Planning License No. 3743



James Clavelli, PP, AICP
Professional Planning License No. 6514

January 25, 2024



CLARKE CATON HINTZ, PC
100 Barrack Street
Trenton, New Jersey 08608
(609) 883-8383

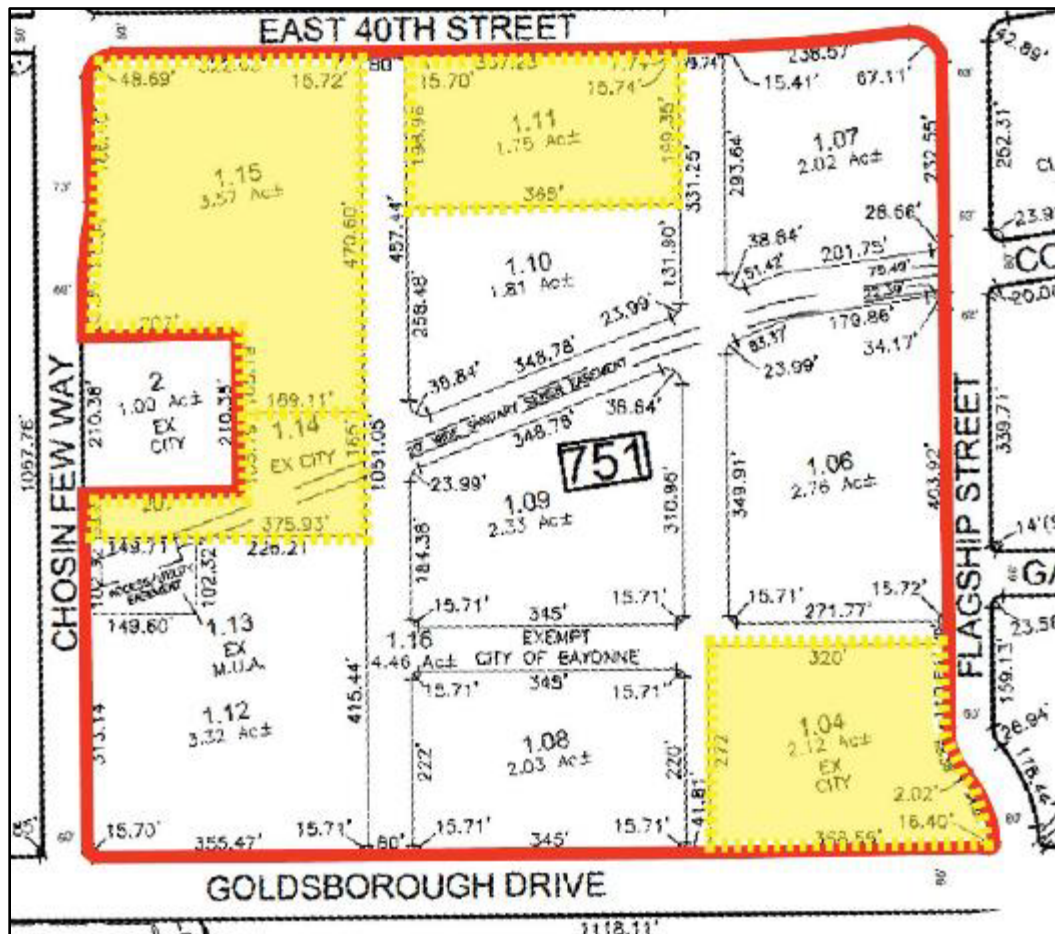
Table of Contents

INTRODUCTION	1
1. PROJECT STATUS.....	1
2. UPDATING GDP TO REFLECT SITE PLAN APPROVAL.....	2
SUMMARY	6
3. APPLICANT / OWNER / CONSULTANTS.....	6
4. MATERIALS REVIEWED.....	7

INTRODUCTION

1. Project Status

- 1.1. **Proposal.** The applicant seeks to amend the General Development Plan (GDP) for the Harbor Station South Redevelopment Area as established by *The City of Bayonne Planning Board Resolution P-19-022* adopted on September 23, 2019. The resolution encompassed Block 751; Lots 1.04, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, and 1.16. The proposed amendment is limited to Lots 1.04, 1.11, 1.14, and 1.15, totaling 6.24 acres, as indicated in yellow in the following image, with the GDP area outlined in red.



Original GDP Outline in Red, Areas of Proposed Amendment Indicated in Yellow

- 1.2. **Project History.** The site was the subject of a GDP approval on September 23, 2019 and a site plan approval on February 22, 2023.
- 1.2.1. **Approval of Original GDP.** The original GDP was approved¹ to allow the applicant “to redevelop the property with a mix of uses including retail/commercial, residential and hotel. The uses will be distributed across eight (8) parcels to include 4,500 residential dwelling

¹ - *The City of Bayonne Planning Board Resolution P-19-022* was adopted on September 23, 2019. See specifically items 5 and 6 located on page 4 of the resolution.

units, 74,985 square feet of retail/commercial space and a 218 key hotel. Within each parcel multiple building phases are proposed yielding a total of twenty-five (25) distinct buildings that range in height from five (5) stories to twenty-five (25) stories. Site improvements are proposed to occur concurrent with the redevelopment; and...the development plan includes reservation of at least 15% of the site for open spaces. These spaces principally include a proposed public park adjacent to the City Firehouse and a linear promenade with ‘pocket parks’ designed to satisfy the Redevelopment Plan’s requirement for a greenway...”

1.2.2. Site Plan Approval and Conditions Relating to the GDP. The applicant submitted a site plan for partial development of the area in the GDP. The Resolution approving the site plan indicated the following:

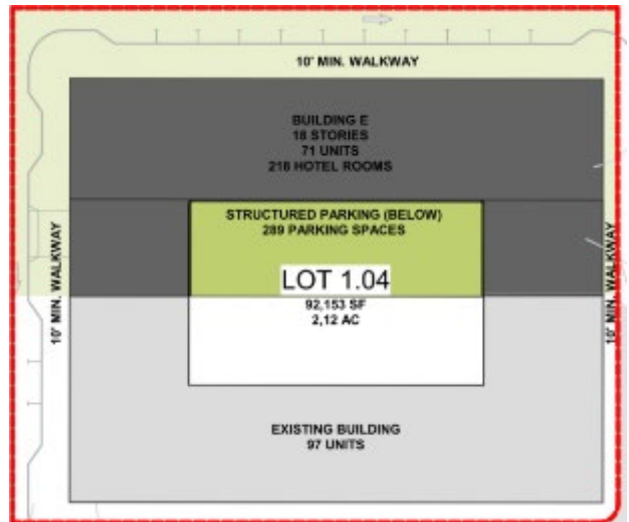
- ...The Applicant is proposing a new GDP relating exclusively to Lots 1.11, 1.14 and 1.15. No development is proposed for Lots 1.11 and 1.14 at this time. ²
- The Applicant has agreed to the following conditions of approval...Submittal of an updated General Development Plan phasing plan that reflects the conditions of the Site Plan application and all prior/future anticipated development. ³

1.3. General Development Plan is Undated. The proposed general development plan is undated. The file name indicates the date of the document is July 6, 2023; however, the document itself is not dated. The document must be dated so that the applicant, Board, Board professionals, general public, and any other interested parties may be certain they are all viewing the same document.

2. Updating GDP to Reflect Site Plan Approval

2.1. Changes to the Proposed GDP. The GDP submitted by the applicant includes the following changes (2.4 of this report will include this in table form):

2.1.1. Lot 1.04. Lot 1.04 is the only parcel within the GDP that has been developed. An existing five story building with 97 units and 97 parking spaces⁴ was developed pursuant to a prior Board approval. Next to the building at its rear, “Building E” is indicated for future development, containing an 18-story building with 71 residential units and 218 hotel rooms, served by 289 parking spaces (one space

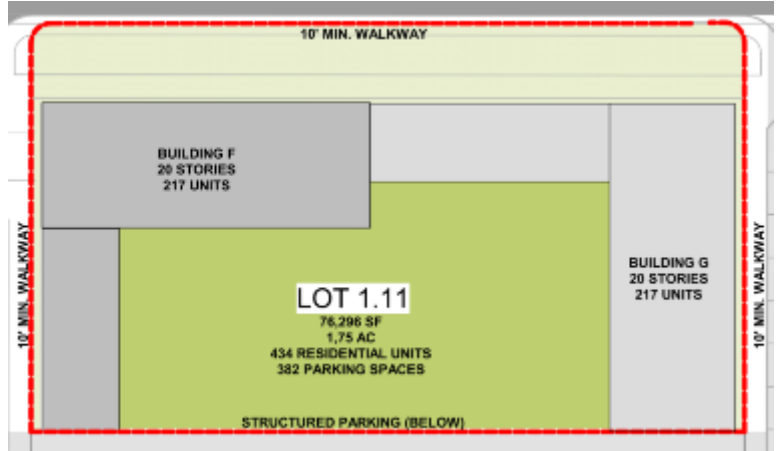


Lot 1.04 as indicated in the proposed amended GDP. The light gray portion of the building has already been developed.

2- The City of Bayonne Planning Board Resolution P-22-018 adopted on February 22, 2023. See specifically item 4 located on page 2 of the resolution.
 3- The City of Bayonne Planning Board Resolution P-22-018 adopted on February 22, 2023. See specifically item 12.f located on page 10 of the resolution in Schedule A.
 4- This office has not reviewed the Resolution approving development on Lot 1.04 and is relying on application materials for existing unit and parking space counts.

for each unit and one space for each hotel room). Lastly, 3,120 sf. of commercial space is either proposed, existing, or would be a combination of both conditions. This is a change from the original GDP. The original GDP included the 97 unit building, but the rear portion was originally indicated as “Building A2” and was intended to contain 12 stories with 272 residential units and 107 parking spaces. Additionally, this parcel was slated for 12,769 sf. of commercial space.

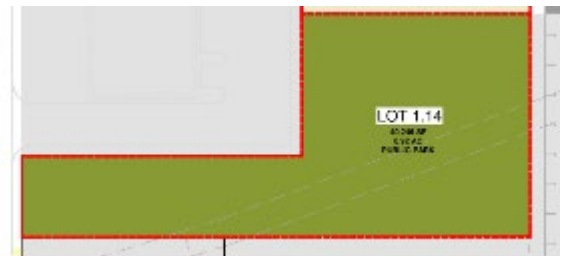
2.1.2. Lot 1.11. Two buildings and structured parking are proposed on Lot 1.11. It consists of Buildings F and G, both of which are 20-story towers each containing 217 residential units (for a total of 434 residential units). A parking structure is also proposed containing 382 parking spaces. The “Commercial Area Summary” table located on sheet 3 of the GDP plan indicates that Lot 1.11



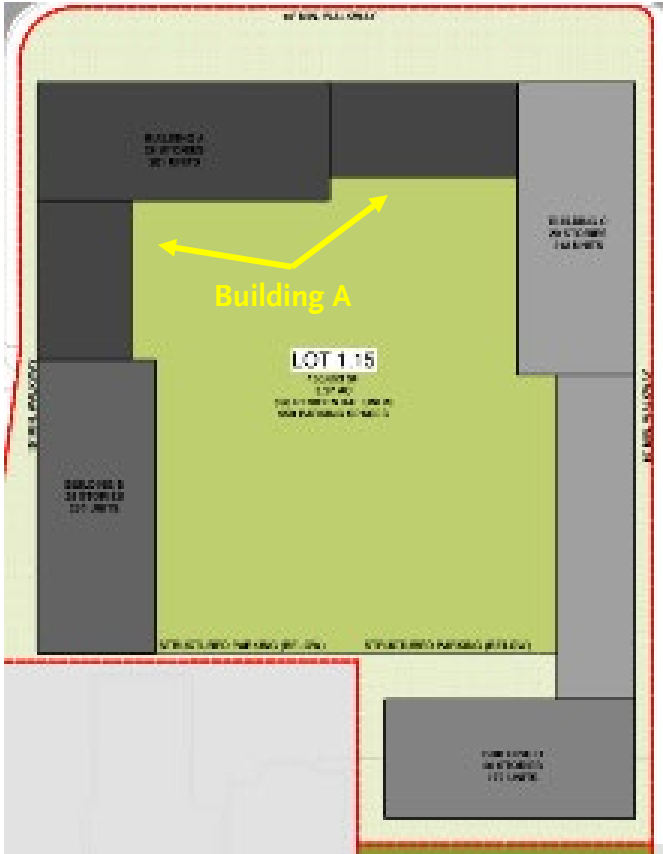
Lot 1.11 (above) and Lot 1.14 (below) as indicated in the proposed GDP.

will contain 21,612 sf. of commercial space. This is a change from the original GDP. The original GDP included a 10-story building labeled “Building D3” with 207 residential units on Lot 1.11. Additionally, a 76,296 sf. parking structure was proposed.

2.1.3. Lot 1.14. Lot 1.14 is proposed to contain a public park encompassing the entirety of the parcel totaling 0.92 acre (40,246 sf.). This appears to be in line with the original GDP which was indicated as a “Park Lot” and encompassed the same area.



2.1.4. Lot 1.15. Lot 1.15 is proposed to contain four buildings, indicated as Buildings A, B, C, and D. the size of the lot is 3.57 acres. Building A was the subject of an approved site plan application in 2023. Building A is 26 stories and has 281 residential units. Building B is 25 stories and 234 units. Building C is 20 stories with 213 residential units, and Building D is 20 stories and contains 170 residential units. The total number of residential units is 898. The GDP indicates there will be 950 total parking spaces in structured parking, though the configuration of the parking is unknown outside of the already approved Building A. The “Commercial Area Summary” table located on sheet 3 of the GDP plan indicates that Lot 1.15 will contain 15, sf. of commercial space. See vignette of Lot 1.15 on the following page.



Lot 1.15 (image to the left) as indicated in the proposed GDP. Building A has received site plan approval.

This is a change from the original GDP. As detailed at the time of site plan application for Building A, the GDP previously contained a 10 story hotel with 218 rooms, two eight story buildings with 91 residential units and 117 residential units, a six story parking garage with 567 parking spaces, and a surface parking lot with 89 parking spaces.

- 2.2. **Consistency With Site Plan Approval.** The proposed GDP complies with condition 12.f of Resolution P-22-018 which required a new GDP be submitted which reflects the site plan approval (see 2.1.4 which includes Building A) and all prior (see 2.1.1. regarding Lot 1.04) and future development. The resolution also stated as a fact that this is a new GDP relating exclusively to Lots 1.04, 1.11, 1.14, and 1.15. However, it does not indicate the future development of the overall GDP and how the modifications in this application affect the other, approved parts of the GDP.
- 2.3. **Proposed Phasing of the GDP.** Proposed phasing of the GDP is indicated in Table 1 below. The GDP plan indicates that there will be seven phases of development. Each phase includes a specified number of residential units, off-street parking spaces, hotel keys (phase 5 only) and a phase of time for completion. At this time is unclear if these phases will occur concurrently or sequentially, or both depending on external conditions.

Table 1: Proposed Phasing of GDP

Phase	Lot(s)	Residential Units	Off-Street Parking	Hotel Keys	Commercial Space (sf.)	Phase Duration
1	1.15	281	560	0	6,202 sf. ⁽¹⁾	36 Months
2	1.15 1.14 ⁽²⁾	234	0	0	0	36 Months
3	1.15	170	390	0	0	36 Months
4	1.15	213	0	0	0	36 Months
5	1.04	168 ⁽³⁾	386 ⁽⁴⁾	218	3,120 sf.	36 Months
6	1.11	217	382	0	0	36 Months
7	1.11	217	0	0	0	36 Months
Total		1,500	1,718	218	9,322 sf. ⁽⁵⁾	252 months, or 21 years⁽⁶⁾

(1) This is not indicated in the GDP, rather it is indicated in Resolution PB-22-018.
 (2) Development on 1.14 consists of a public park and does not include residential units, parking spaces, or commercial space.
 (3) This includes 71 proposed residential units and 97 existing residential units.
 (4) This includes 289 proposed parking spaces and 97 existing parking spaces.
 (5) Proposed commercial space is not indicated in the phasing plan.
 (6) It is not indicated whether phases will occur concurrently or sequentially.

Regarding phasing, the applicant must clarify the following:

1. Anticipated commercial space proposed for each phase should be provided.
 2. Whether the phases will occur concurrently, sequentially, or some combination of this approach.
- 2.4. **Balance of Development Allowed Within the GDP.** The amended GDP as proposed will have a large impact on the original GDP’s permitted development as indicated below in Table 2. Consequently, the amendment needs to encompass the entire GDP area and not just a portion, unless the intent is for a substantial increase in the intensity of development on the tract that would include both the increases proposed in this part of the GDP as well as all of the original GDP intensities and development on the remainder of the GDP land area. If that is the case, it would require an amendment to the Harbor South Redevelopment Plan that would have other cascading effects on redevelopment on the Peninsula.

If we assume that the remainder of the GDP will be reduced in the level of development allowed, then the balance of allowed development remaining is 3,097 residential units, 51,253 sf. of retail/commercial development, but no hotel development as listed in Table 2.

Table 2: Overall Development Permitted by Original GDP and Balance to Remain			
	Permitted by GDP	Proposed	Balance Remaining
Residential			
Residential Units	4,500	1,500	3,000
Non-Residential			
Retail/Commercial	75,985 sf.	24,732 sf.	51,253 sf.
Hotel (keys)	218	218	0

As noted, the applicant has not indicated how the remainder of this GDP will be affected by the modifications proposed in the application. The phasing of development is tied into the performance guarantees for the construction of public improvements that will enable this development, as well as the overall redevelopment of the Peninsula to function. Without this additional information, it is not possible to evaluate the applicant’s proposal for the amendment to the GDP.

- 2.5. **Conformance With Redevelopment Plan.** The GDP notes that future development will comply with the Redevelopment Plan for the HS-2 Zone of the Harbor Station South Redevelopment Area. This cannot be verified at this time, as the exact dimensional details of future development will not be known until the applicant applies for site plan approval for each phase. For example, the applicant indicates that the proposal complies with the height requirement of 25 stories, however, a variance was granted to allow for 26 stories for Building A (Phase 1). **In a manner similar to our conclusion with regard to the GDP, determining conformance with the redevelopment plan is not possible at this time.**

SUMMARY

3. Applicant / Owner / Consultants

- 3.1. **Applicant.** Mahalaxmi Urban Renewal Bayonne, LLC, 109 Walnut Street, Roselle Park, NJ 07204. Tel: 908.245.6264.
- 3.2. **Owner.** Ramani Group. 109 Walnut Street, Roselle Park, NJ 07204. Tel: 908.245.6264. Email: hiren@rmanigroup.net
- 3.3. **Attorney.** Donald M. Pepe, Esq. Scarinci | Hollenbeck. 331 Newman Springs Road, Building 3, Suite 310, Red Bank, NJ. Tel: 732.568.8370. Email: dpepe@sh-law.com
- 3.4. **Engineer.** Matthew J. Neuls, PE. Dresdner Robin. 1 Evertrust Plaza, Suite 901, Jersey City, NJ. Tel: 201.297.4205. Email: mneuls@dresdnerrobin.com
- 3.5. **Planner.** Charles Heydt, PP. Dresdner Robin. 1 Evertrust Plaza, Suite 901, Jersey City, NJ. Tel: 973.384.1071. Email: cheydt@dresdnerrobin.com
- 3.6. **Surveyor.** Insite Surveying, LLC. 1955 Route 34, Suite 1A, Wall, NJ. Tel: 732.531.7100.

4. Materials Reviewed

- 4.1. *City of Bayonne Application for Development Form*, dated August 11, 2023.
- 4.2. *City of Bayonne Planning Board Resolution P-22-018*, adopted February 22, 2023 (Site Plan Resolution).
- 4.3. *City of Bayonne Planning Board Resolution P-19-022*, adopted September 23, 2019 (Original GDP Resolution).
- 4.4. *Statement of the Applicant*, undated.
- 4.5. *General Development Plan for harbor Station South*, prepared by Jorge Mastropietro and Ahmed A. Emara, Mastropietro + Emara, undated, though file name indicates July 6, 2023.
- 4.6. *Preliminary/Final Site Plan for Development Block E, Chosin Few Way*, 16 sheets, prepared by Matthew J. Neuls, PE, Dresdner Robin, dated October 28, 2022, revised to July 28, 2023.

W:\5000's\Bayonne Planning\5611 Planning Board\5611.46 Mahalaxmi Bayonne\Mahalaxmi GDP Review 1 ...docx

