

John McDonough Associates, LLC
Land Use Planning · Landscape Architecture

ENVIRONMENTAL IMPACT STATEMENT

FOR APPLICANT

QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC

FOR PROPERTY LOCATED AT

**27-41 PROSPECT AVENUE
BLOCK 455 LOT 1.01 (FORMERLY LOTS 1, 2, & 3)
CITY OF BAYONNE, HUDSON COUNTY, NJ**

(June 27, 2018)

(Amended November 23, 2019)

(Amended December 22, 2022)



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 City of Bayonne Planning Board for site plan approval of a proposed residential building development at 27-41 Prospect Avenue, identified on the City's tax rolls as Block 455 Lot 1.01 (formerly Lots 1, 2, and 3).

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 situated on the City's south side at Prospect Avenue between 21st and 22nd Street. The 22nd Street Hudson-Bergen Light Rail Transit System (HBLRTS) is located on the same block. Site maps are provided in **Appendix B**.

The property is comprised of one tax lot (Block 455 Lot 1.01) with frontage on Prospect Avenue and 21st Street. The site is rectangularly shaped, with an area of approximately 20,003 square feet (0.46 acres). It is located adjacent to the rail line to the immediate west.

The site is entirely developed and utilized for commercial purposes. It consists of a one-story building and paved areas which are used for the storage of trucks, trailers, and other equipment. Site photographs are provided in **Appendix C**.

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).

Proposed Conditions.

The application proposes to redevelop the site with a new 6-story multi-family residential building, consisting of 5 living levels over a parking level. The building will provide 85 dwelling units and 85 parking spaces.

The project has been modified to leave the existing, on-site City force main and accompanying easement area undisturbed, and to provide electric vehicle (EV) parking spaces. These modifications are environmental enhancements that make the project even better environmentally than the approved plan.

Population Estimates. The estimated resident population associated with the development is 140 persons, with a higher distribution within the 18 to 34 age brackets.¹ The estimated public school-age population (grades K-12) is 2 to 3 pupils.²

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 housing around transit hubs. With respect to housing, the Master Plan has long encouraged the development of higher density housing around the NJ Transit Station of the Hudson Bergen Light Rail System. The Master Plan now recommends “Station Area Plans” be developed for a one quarter mile radius surrounding each of the NJ Transit Train Stations.

The Master Plan cites as a specific objective: “Support the development of quality, higher density multi-family housing on Avenue E near HBLRTS stations in order to serve the commuter population” [page 80]. While the subject site is not on Avenue E, it is one street away from Avenue E, and adjacent to the 22nd Street Light Rail Station. Therefore, the residential redevelopment is substantially consistent with the Master Plan objective for housing around the City’s transit hubs.

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. The site is within walking distance of the HBLRTS station at 22nd Street.

State Development and Redevelopment Plan. The State Plan continues to promote smart growth initiatives and the redirection of the population to the urban core, which has established infrastructure and transportation advantages to accommodate growth; in an effort to combat urban sprawl and the destruction of New Jersey’s dwindling natural environment. This application is compatible 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.

¹ 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 86 multipliers.

² Ibid, page 89 and page 129 multipliers.

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 from the NJDEP. No other state approvals are anticipated.

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 or in the immediate vicinity, such as lakes, streams, wetlands, or other state regulated areas. Based on FEMA mapping, the site is not located in a flood zone.

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 in an indoor compactor room and removed by city haulers in a manner consistent with typical Bayonne residences
- Historic features are not existent or impacted by the project.
- Air quality degradation is more commonly associated with industrial use than residential 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. Lighting relates predominately to illuminating the enclosed parking structure.
- The fiscal impacts from developments of this nature are typically a substantial net positive from a tax standpoint. This is a result of the housing product being attractive to non-families and thus creating a low burden on the local school district.
- Review of NJDEP geoweb database indicates no contaminated or environmentally regulated areas on the site.

7. Environmental Controls

Stormwater Management. Currently the site is entirely covered with impervious materials. The new development will increase the amount of green space on the site. Since site coverage is being improved, no new stormwater management improvements are required. 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 its attractive architecture, soften its mass and blend it with the site.

Miscellaneous Controls. The development is essentially self-sufficient with respect to site improvements. No significant extensions of utilities are necessary. No significant off-site traffic improvements are necessary. 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 the neighborhood 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

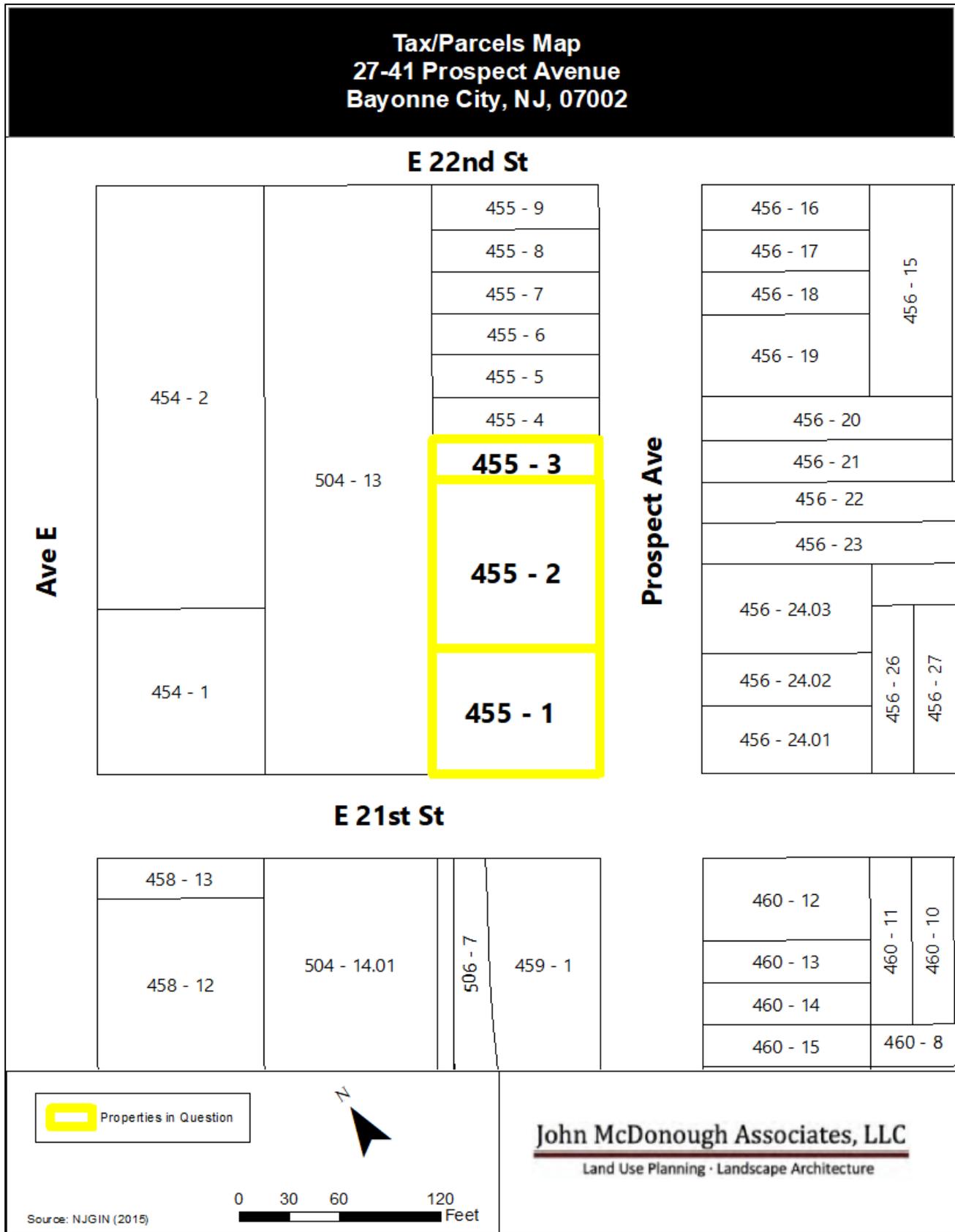
John McDonough Associates, LLC is a land use planning and landscape architecture consulting firm with office location in Parsippany, New Jersey.

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.

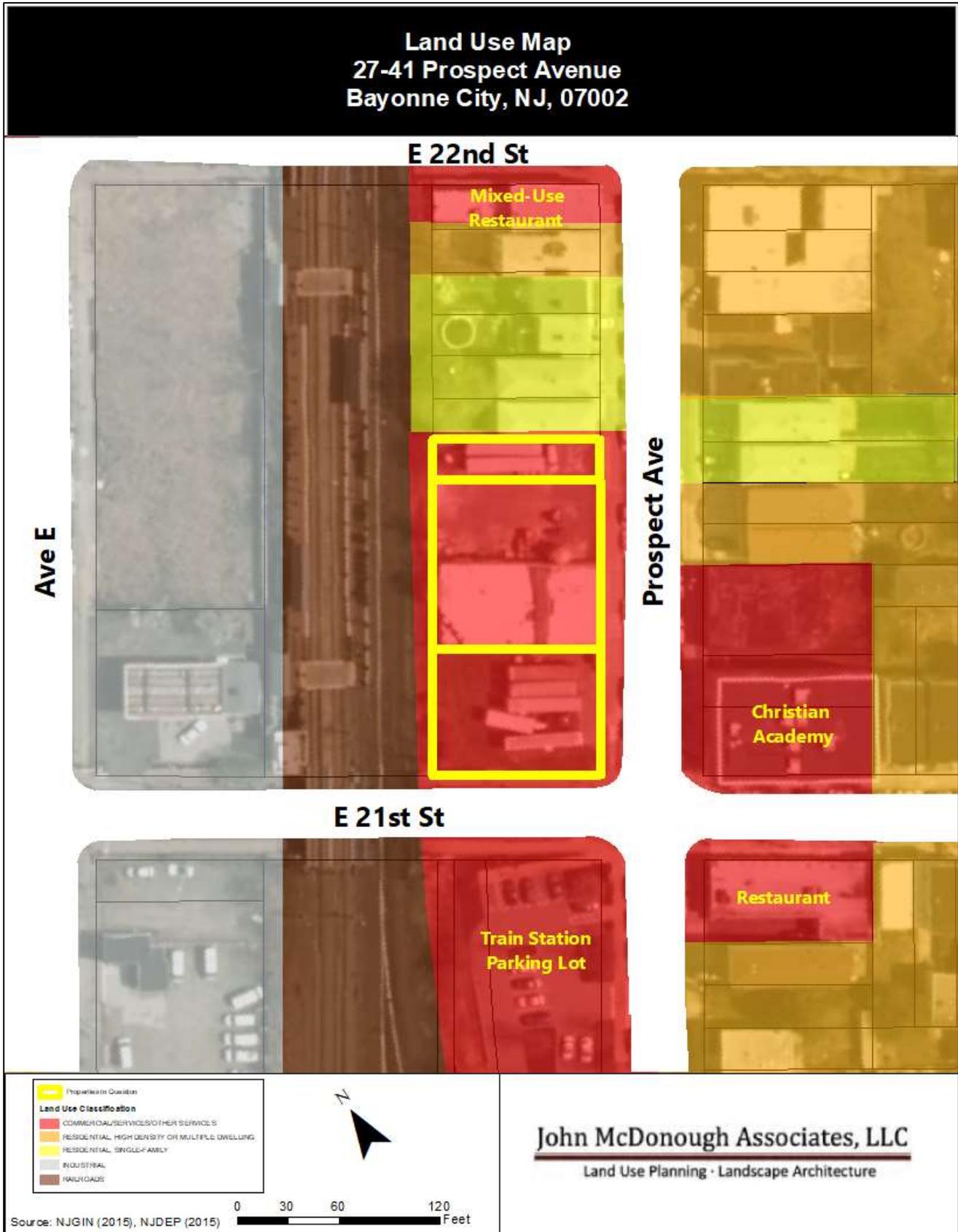
Mr. McDonough has been practicing as a land use consultant for over 25 years. He has been recognized as an expert in land use matters before hundreds of boards and commissions throughout the State of New Jersey, and in Superior Courts.

APPENDIX B ~ PROPERTY MAPS

Note: The maps herein are based on the State of New Jersey GIS database which shows the subject site under its prior designation as 3 separately tax lots (Lots 1, 2, and 3). The GIS database has not been updated to reflect the recent merger of these 3 lots. The original designation is shown simply for ease of review, but it should be understood that the site now actually constitutes 1 single tax lot.







APPENDIX C ~ SITE PHOTOGRAPHS

Note: The photos herein are based on the State of New Jersey GIS database which shows the subject site under its prior designation as 3 separately tax lots (Lots 1, 2, and 3). The GIS database has not been updated to reflect the recent merger of these 3 lots. The original designation is referenced simply for ease of review, but it should be understood that the site now actually constitutes 1 single tax lot.



View of Lot 1 from Prospect Avenue



View of south portion of Lot 2 from Prospect Avenue



View of north portion of Lot 2 from Prospect Avenue



View of Lot 3 from Prospect Avenue