

Bayonne Redevelopers Urban Renewal Block 720, LLC
Preliminary and Final Major Site Plan
Application P-26-112
Harbor Station South Redevelopment Plan

22 Goldsborough Dr.
Block 721, Lot 2

Prepared for the City of Bayonne by:


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INTRODUCTION

1.0 Project Summary and Site Description

- 1.1. Proposal.** The applicant is requesting preliminary and final major site plan approval to demolish an existing Starbucks drive-thru facility and replace it with a new one -story retail building with approximately 3,285 sf. of floor area, attached to one of the four existing buildings on the property. In addition to the Starbucks, two other small retail stores occupy the building, a nail and beauty salon and a telecommunications retail provider. The applicant's proposal will not change the total number of parking spaces available at the property, but will reconfigure the location of four vehicle parking spaces. In general, the project is a minor change to the overall property.
- 1.2. Existing Site Conditions.** The proposed development is part of the existing shopping center known as Harbor View Marketplace. These uses include a Lidl grocery store, LA Fitness, CVS pharmacy and the aforementioned stores. The site is 1.25± acres. The development is located in the Harbor Station South Redevelopment Area of the Peninsula at Bayonne Harbor Redevelopment Plan. A specific redevelopment plan was developed for Harbor Station South and was last amended about a year ago on August 14, 2025 by City Council. This amendment, however, does not affect the subject property.



- 1.3. **Background Context.** Bayonne Redevelopers Urban Renewal Block 720, LLC, received preliminary and final major site plan approval on June 12, 2018 to subdivide Block 720, Lot 1 into four (4) parcels and allow the construction of four (4) retail buildings totaling 97,712 sf. This constitutes Block HS-4 in the Peninsula at Bayonne Harbor Redevelopment Plan. Actual gross square footage of the shopping center is 90,746 sf., which would increase to 94,031 sf. with the proposed addition. Retail sales and services are a permitted principal use in the HS-4 per the Redevelopment Plan. Surrounding uses include multifamily residential with a parking garage to the west, retail development to the north and south across the bay, and the 34th Street Hudson-Bergen Light Rail station on the other side of Rt. 440 to the west.
- 1.4. **Flood Designation.** The property lies within a 100-year flood hazard area. At the time that the project was constructed, this was at elevation 9 feet. The proposed addition may be subject to additional floodproofing per the pending NJPACT REAL regulations. **We recommend the applicant obtain a determination from the City's Floodplain Manager as to its necessity to meet these new requirements.**

ZONING – HS-4 HARBOR STATION SOUTH REDEVELOPMENT PLAN

2.0 Use Standards

- 2.1. **Permitted Principal Use.** Commercial/retail/wholesale establishments are permitted in the HS-4 District. The applicant is proposing a retail building to add to an existing building and removing an unused drive-through. **The plan complies.**
- 2.2. **Required Accessory Uses, Parking.** All parcels within the Harbor Station South Redevelopment Area are required to be provided with adequate parking facilities for residents, visitors, and employees. Off-street parking is a required accessory use in the HS-4 District and is required to comply with Table 2.3.2 – Required Number of Parking Spaces of the Redevelopment Plan and that indicates a parking ratio of three parking spaces for each 1,000 sf. of gross floor area. The proposed addition of 3,285 sf. requires 10 parking spaces. Overall, the site will still exceed the required number of parking spaces. **The plan complies.**
- 2.3. **Summary.** The proposed site plan does not require any variances or design exceptions; however, see our Comment 4.3.

3.0 Area, Yard and Structure Requirements

- 3.1. **Bulk Requirements.** The site is in the HS-4 Harbor Station South Redevelopment Plan Area. The area, yard, coverage and other standards are contained in redevelopment plan and apply to the lot as a whole. There are no applicable setbacks and the site is compliant, as will be the addition. **The plan complies.**
- 3.2. **Impervious coverage.** The maximum impervious coverage of principal and accessory structures in the HS District is 90%. The proposed lot coverage for the shopping center is 85.9%. **The plan complies.**

- 3.3. **Parking Area Landscaping.** The minimum parking area landscaping required in the HS District is 10%. Looking at just the parking lot, the newly configured percentage of landscaping is 22.35%. **The plan complies.**

4.0 Comments on the Site Plan

- 4.1. **Drive-Thru Abandonment.** The demolition of the drive-thru, which is used by the Starbucks, is a common element of the ubiquitous coffee shop and often represents the majority of their business. The applicant should explain how Starbucks will continue to serve this segment of their customers.
- 4.2. **Location of Addition and Parking Lot Configuration.** The location of the addition is logical given that the other three buildings are for single users. Typically, smaller shops are part of an in-line store layout where the building houses multiple tenants. Additional small store space will add to the growing number of personal service stores to serve the population of the Peninsula as it continues to expand with residential development. The arrangement of parking spaces also moves them to a parking aisle with a lower volume of through traffic to the entrance/exit, and helps to distribute traffic more evenly throughout the site.
- 4.3. **Landscaping of New Traffic Islands.** The proposed demolition plan will remove all of the existing trees and shrubs on this side of the building. The applicant will need to submit a landscaping plan to indicate replacement trees, shrubs and groundcover to create planting beds behind the addition, to the east and in the southeast island. Being near one of the entrance driveways to the property place it in a prominent location that will be necessary to landscape to maintain the attractiveness of the Harbor View Marketplace. At the Board's direction we would be happy to engage with the applicant to design suitable landscaping for the addition as part of compliance review.

SUMMARY

5.0 Applicant / Owner / Consultants

- 5.1. **Applicant.** Bayonne Redevelopers Urban Renewal Block 720, LLC, 80 Jefferson Road, Whippany, New Jersey 07981. Tel: 973.451.0111. Email: jforgione@jmfproperties.com
- 5.2. **Owner.** Bayonne Redevelopers Urban Renewal Block 720, LLC, 80 Jefferson Road, Whippany, New Jersey 07981. Tel: 973.451.0111. Email: jforgione@jmfproperties.com
- 5.3. **Attorney.** Joseph M. DeMarco, Scarinci & Hollenbeck, 150 Clove Road, Little Falls, New Jersey 07424. Tel: 201.896.8660. Email: jdemarco@sh-law.com
- 5.4. **Engineer.** Craig Thakkar, PE of Arna Engineering, 1456 Ferry Road, Suite 603, Doylestown, Pennsylvania 18901. Tel: 215.766.8760. Email: cthakkar@arnaengineering.com

6.0 Materials Reviewed

- 6.1. *City of Bayonne Application for Development Form*, dated June 12, 2026.
- 6.2. *City of Bayonne Development Application Checklist*, undated.

- 6.3. *Applicant Narrative*, undated.
- 6.4. *City of Bayonne Zoning Determination Letter*, dated March 10, 2026.
- 6.5. *City of Bayonne Buffer Report*, dated June 16, 2026.
- 6.6. *City of Bayonne Tax Map 123 & 123.01*, dated 01/2023.
- 6.7. *Master Deed*, dated December 13, 2019.
- 6.8. *Architectural Plans*, 5 sheets, prepared by Blasi Architecture LLC, dated May 05, 2026.
- 6.9. *Preliminary and Final Major Site Plan*, 7 sheets, prepared by Chirag Thakkar, PE, of Arna Engineering, dated March 26, 2026,
- 6.10. *City of Bayonne Certificate of Completeness Review*, dated June 01, 2026.
- 6.11. *City of Bayonne Harbor Station South Redevelopment Plan and Amendments*, dated:
 - 6.11.1. November 23, 1999
 - 6.11.2. August 24, 2001
 - 6.11.3. December 15, 2004
 - 6.11.4. July 19, 2006
 - 6.11.5. June 20, 2007
 - 6.11.6. September 24, 2008
 - 6.11.7. December 8, 2015
 - 6.11.8. March 14, 2018
 - 6.11.9. March 7, 2017
 - 6.11.10. March 14 2018
 - 6.11.11. June 11, 2024

7.0 Relief Required

There are no exceptions or variances requested or necessary as part of this Project. Additional variances and exceptions may be identified by the Board or the other professionals employed by the Board. The same applies to the conditions of approval, below.

8.0 Recommended Conditions of Approval

The first condition of approval was recommended by the Planning Board Engineer. Additional conditions of approval may be identified by the Board and Board professionals.

- 8.1. **Traffic Impact Study.** Applicant shall prepare and submit a traffic impact study that addresses both internal circulation and offsite traffic impacts of the proposed development in advance of the hearing.
- 8.2. **Landscape Plan.** The application shall prepare a landscape plan for the area of the proposed development for review and approval by the City Planning Consultant as part of resolution compliance.
- 8.3. **Affordable Housing Impact Fee.** The applicant shall pay an affordable housing impact in accordance with State statute and the City's Affordable Housing Ordinance.

We would be pleased to answer any questions regarding this report.

Via email

Cc. Alicia Losonczy, Acting Dir. of Planning, Zoning and Development
Frank Magaletta, Esq.
Scott Salmon, Esq.
Tracey Tuohy, Zoning Officer
Andrew Raichle, PE
Applicant and its professional team

