



**ENVIRONMENTAL IMPACT STATEMENT
PROPOSED RESIDENTIAL DEVELOPMENT
1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
BAYONNE, NEW JERSEY**



**SUBMITTED TO
BAYONNE PLANNING BOARD**

**SUBMITTED BY
JOHN & MARYAN LLC**



**PREPARED BY
DAL DESIGN GROUP
11 WEST 8TH STREET
BAYONNE, NEW JERSEY 07002**



OCTOBER 2, 2025

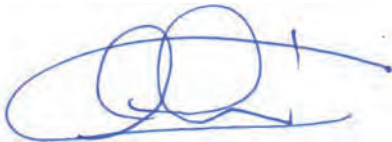
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CERTIFICATIONS

The undersigned certifies that:

1. The reported opinions and conclusions are limited only by the assumptions and limiting conditions stated herein and are our unbiased professional opinions and conclusions.
2. The statements of fact contained herein are, to the best of our knowledge, true and correct.



A. Sambade, A.I.A., P.E., P.P.

President

DAL DESIGN GROUP

10/02/2025

**ENVIRONMENTAL IMPACT STATEMENT
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BAYONNE, NEW JERSEY**

INTRODUCTION

This Environmental Impact Statement has been prepared pursuant to the requirements of the City of Bayonne's Planning and Development Ordinance (Chapter 33) for the proposed residential development located at 1012-1022 Avenue C. This EIS assesses the existing site conditions and identifies potential impacts of the project.

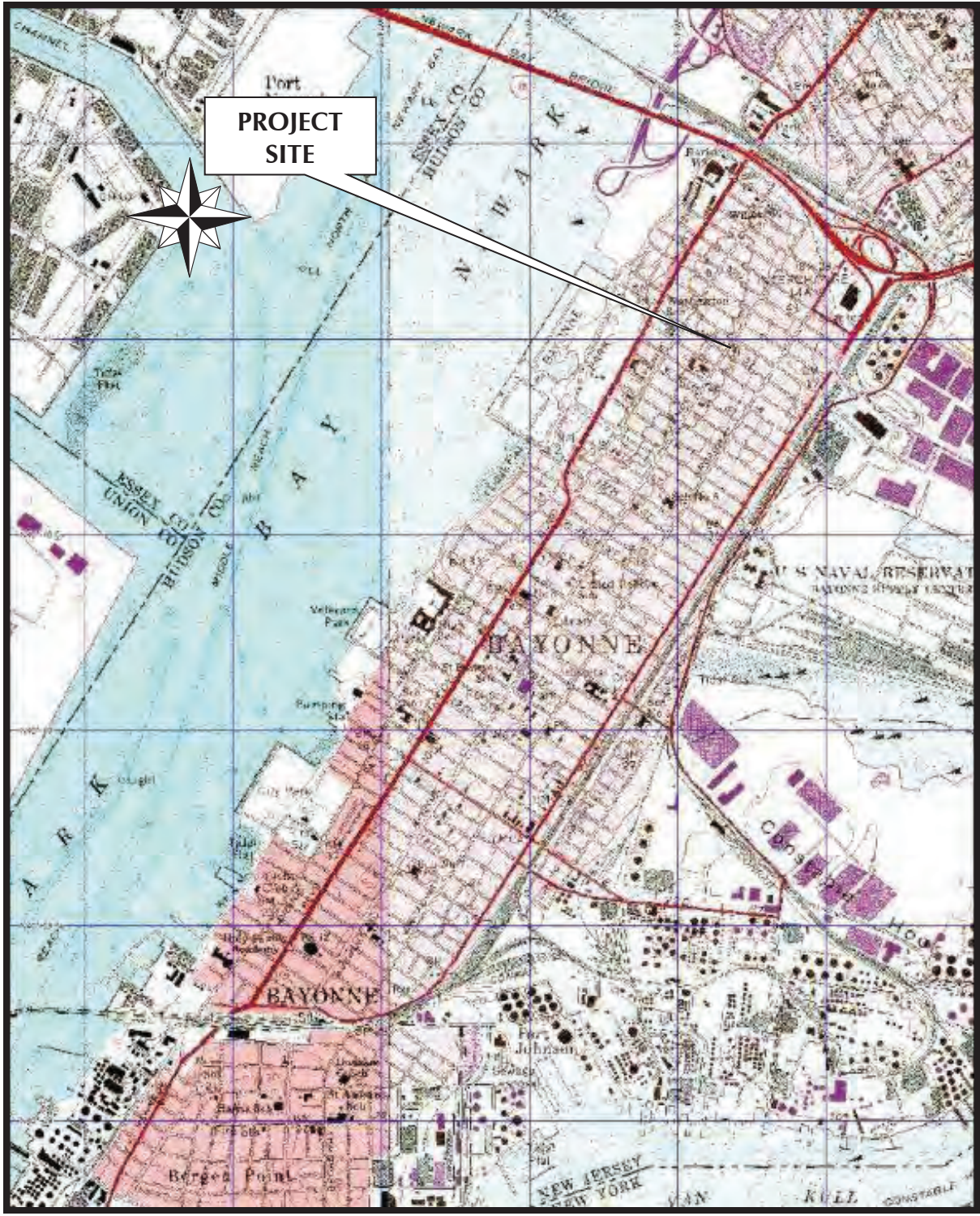
John & Maryan LLC proposes to develop a 12,474 square foot property located on the east side of Avenue C between West 48th and West 49th Streets. The parcel contains 2 separate lots that are either vacant and undeveloped or contain vacant structures. The project site is located at the northern end of Bayonne.

The proposed development consists of the construction of a five-story residential building containing 40 units, a 44-space parking garage containing surface and semi-automated parking, building support spaces, and approximately 3,745 square feet of recreational space, including an 1,150 sq. ft. roof terrace and a 2,595 sq. ft. green roof. The project bedroom mix includes 24 one-bedroom units, and 16 two-bedroom units.

SITE DESCRIPTION AND MAPPING (see additional mapping in Appendices)

Mapping -

See attached USGS map and aerial photograph on the following pages delineating project location.



LATITUDE: 40°39'39"N
 LONGITUDE: 74°06'53"W

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 Date: October 2025 Scale: 1" = 2000'



FIGURE 1: USGS SITE LOCATION MAP

Proposed Residential Development
 Block64 Lots 2 & 3

City of Bayonne, County of Hudson, NJ
 Source: USGS, 1981 Jersey City, NJ & Elizabeth, NJ Quadrangles



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Date: October 2025

FIGURE 2: SITE AERIAL PHOTOGRAPH
Proposed Residential Development
Block 64 Lots 2 & 3
City of Bayonne, County of Hudson
New Jersey
Source: Google Earth

Zoning

The entire site is located within the “1012-1022 Avenue C Redevelopment Plan” area. The construction of the proposal put forth in this application is consistent with the requirements described in the City of Bayonne Redevelopment Plan for the area.

Land Use

Land uses surrounding the project site are mixed in nature. To the immediate south of the project site are a mixture of residential and low to mid-rise residential uses. To the immediate north of the project site are a mixture of multifamily, neighborhood commercial, and automobile service uses. To the immediate west of the project site are several mid-rise high-density apartment buildings. To the immediate east of the project site is low-rise multifamily condominium building. The project site is three blocks walking distance from the New Jersey Transit HBLRTS 45th Street light rail station. The Broadway Uptown Business District is located one block east of the site and Stephen Gregg County Park is located two blocks walking distance to the west of the project site.

Master Plan & Redevelopment Plan

The Redevelopment Plan for project area has been determined by the governing body to be consistent with the Master Plan of the City of Bayonne. The proposal is consistent with and advances the following goals and objectives of the Redevelopment Plan:

- ❑ *To provide for the coordinated development of obsolete land uses in a manner consistent with the City Master Plan, Hudson County Strategic Revitalization Plan, and State Development and Redevelopment Plan that allows for modern apartment living for a growing population;*
- ❑ *To promote revitalization of sites with existing buildings not easily adaptable to new uses and avert continued decline and blight.;*
- ❑ *To create economic development opportunities that will generate private sector investment, and increase tax ratables that will allow the City to provide better service to all its citizens;*
- ❑ *To promote redevelopment that is in scale with the surrounding development given the Redevelopment Area’s prominent location on Avenue C;*
- ❑ *To enhance the surrounding streetscape and the aesthetic view from the street;*
- ❑ *To ensure high-quality and contextually appropriate architectural design;*

- ❑ *To ensure compliance with all applicable Federal, State, and local regulations;*
- ❑ *To promote and enhance pedestrian and bicycle travel;*
- ❑ *To develop in a manner that is sustainable and resilient.*

Other Development Plans

The New Jersey State Development and Redevelopment Plan (SDRP), which was adopted pursuant to the State Planning Act, provides a series of smart growth goals and policies, and provides mapping that reflects desired growth and development within several State Planning Areas. The State Plan Policy Map and SDRP classify Bayonne as a Metropolitan Planning Area (PA-1). According to the State Plan, the Metropolitan Planning Area should provide for much of the State's future development and redevelopment and serve to revitalize cities. The project area is located in an existing urbanized area characteristic of the Metropolitan Planning Area. It has existing infrastructure and is located in proximity of midtown business districts and the HBLRTS 22nd Street Station. The redevelopment of the project site is consistent with the intended purpose of the Metropolitan Planning Area.

The redevelopment of the project site also furthers other objectives of the State Plan enumerated by the Office of Planning and Advocacy of the New Jersey Department of State that defines smart growth as "well planned, well managed growth that adds new homes and creates new jobs while preserving open space, farmland, and environmental resources. Smart growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation." Smart growth is characterized by transit-oriented, pedestrian-accessible, and sustainable development.

According to the State mapping, the City of Bayonne and County of Hudson are an Urban Complex. The redevelopment of the project site is consistent with the guidelines enumerated in the Hudson County Strategic Revitalization Plan.

REGULATORY REQUIREMENTS

In order to complete the project described herein, the applicant must obtain the following approvals:

- Preliminary and Final Site Plan Approval from the Planning Board of the City of Bayonne. Status - this application.
- Building, Plumbing, Mechanical, Electrical, Fire, and Street Permits from the Building Department, City of Bayonne. Status - to be submitted.
- Veolia Bayonne sewer and water approvals. Status - to be submitted.
- Passaic Valley Sewer Commissioners approval. Status - to be submitted.
- Soil Conservation Plan certification from the Hudson-Essex Passaic Soil Conservation District. Status - to be submitted.

IMPACT ON ECOLOGICAL SYSTEMS AND CRITICAL AREAS

Wetlands

The project site is not located in a designated wetland area (see NJDEP Wetlands Map in Appendix A). Therefore, no impacts are associated with the development of this site.

Topography

The topography on the project site and in the surrounding areas is generally flat with an approximate elevation ranging from 50 feet to 52 feet (assumed vertical datum). There are no steep slope impacts associated with this project.

Flood Plains

The project site is not located within a designated flood hazard area (see FEMA Preliminary Flood Insurance Map in Appendix B).

Surface Waters

The City of Bayonne is located on a peninsula at the southern limit of Hudson County with Newark Bay to the west, Kill Van Kull to the south and Lower New York Bay/Hudson River to the east. There are no surface waters identified in the NJDEP Surface Waters Map (see Appendix C) at

the project site. The nearest surface water to the project site is Newark Bay which is located approximately 2,200 feet to the west of the site.

Flora and Fauna – Endangered Species

The site is currently occupied by vacant land and unoccupied, non-habitable structures. The site is 51% covered with pavement or structures. Vegetation on the site consisted of overgrown grassed and vegetated yard areas. The proposed development of this site will not negatively impact local vegetation. The proposed development will provide new mature landscaping at the street level and a green roof system. Fauna is limited to domesticated pets and seagulls and other common birds. Based on NJDEP mapping (see Appendix D), there are no areas of known habitats for rare or endangered species located on or surrounding the project site. The nearest habitat for rare or endangered species is located within the surface waters of Newark Bay, Kill Van Kull, and Lower New York Harbor/Hudson River. There are no detrimental impacts associated with threatened and endangered species related to this project.

Air Quality

Air quality impacts associated with this project will be minimal and limited mostly to those incurred during construction. Dust will be controlled on site with the application of water and routine site maintenance.

Air quality impacts after construction are limited to automobile and mechanical equipment emissions resulting from the occupancy of the building. Any mechanical equipment will be newer, high efficiency equipment. Automobile emissions are regulated and controlled by governmental agencies.

No activities associated with the operation of the building will result in the generation or emission of smoke. The proposal does not include the construction of any stacks or vents intended to discharge dust or solid particles. No activities associated with the operation of the building will result in the emission of odorous gases or generation of any odorous matter.

HVAC units proposed for the project will provide an adequate indoor climate and temperature as required by applicable codes.

Soil Erosion and Sediment Control

The site will be graded and prepared as required in the project geotechnical report to accommodate construction of the proposed development. Soil erosion and sediment control measures will be employed to control erosion, prevent tracking of soil onto the surrounding streets, and minimize sedimentation in nearby storm inlets throughout the construction phase of the project. A Soil Erosion and Sediment Control Plan Certification application will be submitted to the Hudson-Essex-Passaic Soil Conservation District.

Water Quality

Potential water quality impacts during construction will be controlled by appropriate soil erosion control methods discussed above.

Water supply to the development will be through the municipal water system. No significant impacts are anticipated.

Sanitary sewer service will be through the municipal system which provides the required level of treatment at PVSC. No significant impacts on the local collection and treatment systems are anticipated.

Storm water generated by the development will be detained by a garden/green roof system and onsite detention and will attain reductions such that post-construction peak runoff rates for the two-, ten-, and one-hundred-year design storm events utilizing NJDEP future-adjusted rainfall are at least 50%, 75%, and 80%, respectively, of the pre-construction peak runoff rates. The system designed for this project, in fact, provides greater levels of reduction in storm water flow to the municipal system during peak storm events (see Storm Sewer Report submitted separately).

Noise

Noise impacts associated with the proposed application will be minimal and limited mostly to those incurred during construction and will be controlled. Noise impacts after construction will be consistent with the

underlying ambient noise level associated with the built urban environment.

Glare

The building, when constructed, will not result in any direct or sky-reflected glare due to permanent structures on the site.

Solid Waste

All solid waste generated by construction activities will be handled, collected, and disposed of in accordance with all local, state, and federal requirements. After development of the site, all solid waste and recyclable materials generated by the development will be collected and stored on site for collection as required in the Redeveloper Agreement between the City of Bayonne and the designated redeveloper.

Transportation

The site is centrally located within the City of Bayonne and accessible both during and after construction. The project site is less than three blocks walking distance from the New Jersey Transit HBLRTS 45th Street light rail station. The volume of traffic to be contributed by this development, both during and after construction, is not expected to detrimentally impact current transportation characteristics in the area.

Historical and Archaeological

The subject property is not located within a historic district identified by the New Jersey State Historic Preservation Office (NJ-SHPO) (see NJDEP Historic Resources Map in Appendix E). The nearest historic site is the St. Vincent DePaul R.C. Church located at 47th Street and Avenue C which has been individually listed by the NJ-SHPO.

UNAVOIDABLE ENVIRONMENTAL IMPACTS

Unavoidable adverse environmental impacts due to the development of this project include short term water quality, air quality, and noise impact associated with construction activities. To the greatest extent possible, and in full compliance with all local, state, and federal requirements, these unavoidable adverse environmental impacts will be minimized.

COMMUNITY IMPACT

The following section is intended to assess the impact of the project on the community including population increase, increase in municipal and school services, and consequences to the municipal tax structure.

Estimated Population Impact

The current estimated population in the City of Bayonne is 70,300 as of 2023 according to the U.S. Census. Utilizing demographic multipliers for 5-49 unit new multifamily rental projects contained in the November 2018 study *Who Lives in New Jersey Housing? – Updated New Jersey Demographic Multipliers* by Alexandra Voicu and David Listokin of the Center for Urban Policy Research (CUPR), Bloustein School of Planning and Public Policy, Rutgers University, the number of residents generated by the development this 65-unit project is expected to be:

<u>UNIT TYPE</u>	<u>No. OF UNITS</u>	<u>PERSONS/UNIT</u>	<u>No. OF PERSONS</u>
1-Bedroom	24	1.568	37.6
2-Bedroom	16	2.512	40.2
TOTAL	40		77.8

The population impact of 78 persons represents a 0.11% increase over the 2023 estimated population.

Estimated Public School-Aged Children Impact

The Bayonne Board of Education has a FY 2024-2025 enrollment of 10,367 students with a total per pupil cost of \$19,871 according to Board of Education filings. Utilizing demographic multipliers from the study referenced earlier, the projected population increase of school age children resulting from the proposed project is:

<u>UNIT TYPE</u>	<u>No. OF UNITS</u>	<u>SCHOOL AGE CHILREN PER UNI</u>	<u>No. OF SCHOOL AGE CHILDREN</u>
1-Bedroom	24	0.127	3.0
2-Bedroom	16	0.339	5.4
TOTAL	40		8.4

The proposed development statistically results in 8.4 new school-aged children, an increase of 0.05% over the FY 2024-2025 total school enrollment.

Fiscal Impact

The proposed project will generate additional residents and school-aged children within the City. Municipal services that provide a direct benefit to all residents include, but are not limited to, emergency services, police services, fire services, street and road maintenance, government services and operation, and parks and recreation. The 2025 municipal portion of the municipal budget is \$ 91,353,837. The portion of the 2025 municipal taxes attributable to residential and apartment uses based on assessment valuations is 64.84%, or \$59,233,828. The average cost per resident, based on the 2023 estimated population (70,300) is therefore \$ 843. The Bayonne Board of Education per pupil cost for FY 2024-2025 is \$ 19,871.

Based on the 100-person population increase and 3 school-aged children that are estimated to result with the development of this project, the total estimated municipal services impact is calculated to be:

Municipal	78 persons x \$ 843 per person	=	\$ 65,754
School	8.4 pupils x \$ 19,871 per pupil	=	<u>\$ 166,916</u>
TOTAL			\$ 232,670

Revenue

The primary source of revenue to the municipality is real estate property taxes. The total 2025 tax assessment for the project site is \$ 769,000, which generates a tax revenue of \$ 21,501.

The tax payment structure for this project will be developed pursuant to a formal redevelopment agreement with the designated redeveloper as finalized by the City of Bayonne Administration and Council.

ALTERNATIVES TO DEVELOPMENT

Since the property consists of a level of development consistent with the redevelopment plan for the site, no alternatives to the proposed development were considered.

CONCLUSIONS

Based on the analysis herein and potential impacts posed by the proposed development, the project is consistent with applicable policies and minimally impacts the environment in the short term and long term.

APPENDIX A - NJDEP WETLANDS MAP



FIGURE 3

PROPOSED RESIDENTIAL DEVELOPMENT

NJ-DEP WETLANDS MAP

**1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ**

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Architecture • Engineering • Planning
11 West 8th Street
Bayonne, NJ 07002

Date: October 2025



Scale: 1" = 0.25 mi.





Source: NJDEP ARCGIS/GEO-WEB

APPENDIX B - FEMA PRELIMINARY FLOOD INSURANCE MAP



Preliminary Flood Hazard Zones

-  1% Annual Chance Flood Hazard
-  0.2% Annual Chance Flood Hazard

Scale: 1" = 0.25 mi.

Source: NJDEP ARCGIS/GEO-WEB



**PROPOSED RESIDENTIAL
DEVELOPMENT**

**1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ**

**FIGURE 4
FEMA PRELIMINARY
FLOOD INSURANCE MAP**

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APPENDIX C - NJDEP SURFACE WATERS MAP



Surface Water Quality Classification

SE3 Saline Estuary 3

PROPOSED RESIDENTIAL DEVELOPMENT

**1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ**

**FIGURE 5
NJ-DEP SURFACE
WATERS MAP**

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Bayonne, NJ 07002

Date: October 2025

Scale: 1" = 0.4 mi.

Source: NJDEP ARCGIS/GEO-WEB



APPENDIX D - NJDEP THREATENED AND ENDANGERED SPECIES MAP



PROJECT SITE

Hudson County

Bayonne

Piedmont Habitat (Landscape Project v

- Rank 1 - Habitat Specific Requirement
- Rank 2 - Special Concern
- Rank 3 - State Threatened
- Rank 4 - State Endangered
- Rank 5 - Federal Listed

Scale: 1" = 0.25 mi.

Source: NJDEP ARCGIS/GEO-WEB



PROPOSED RESIDENTIAL DEVELOPMENT

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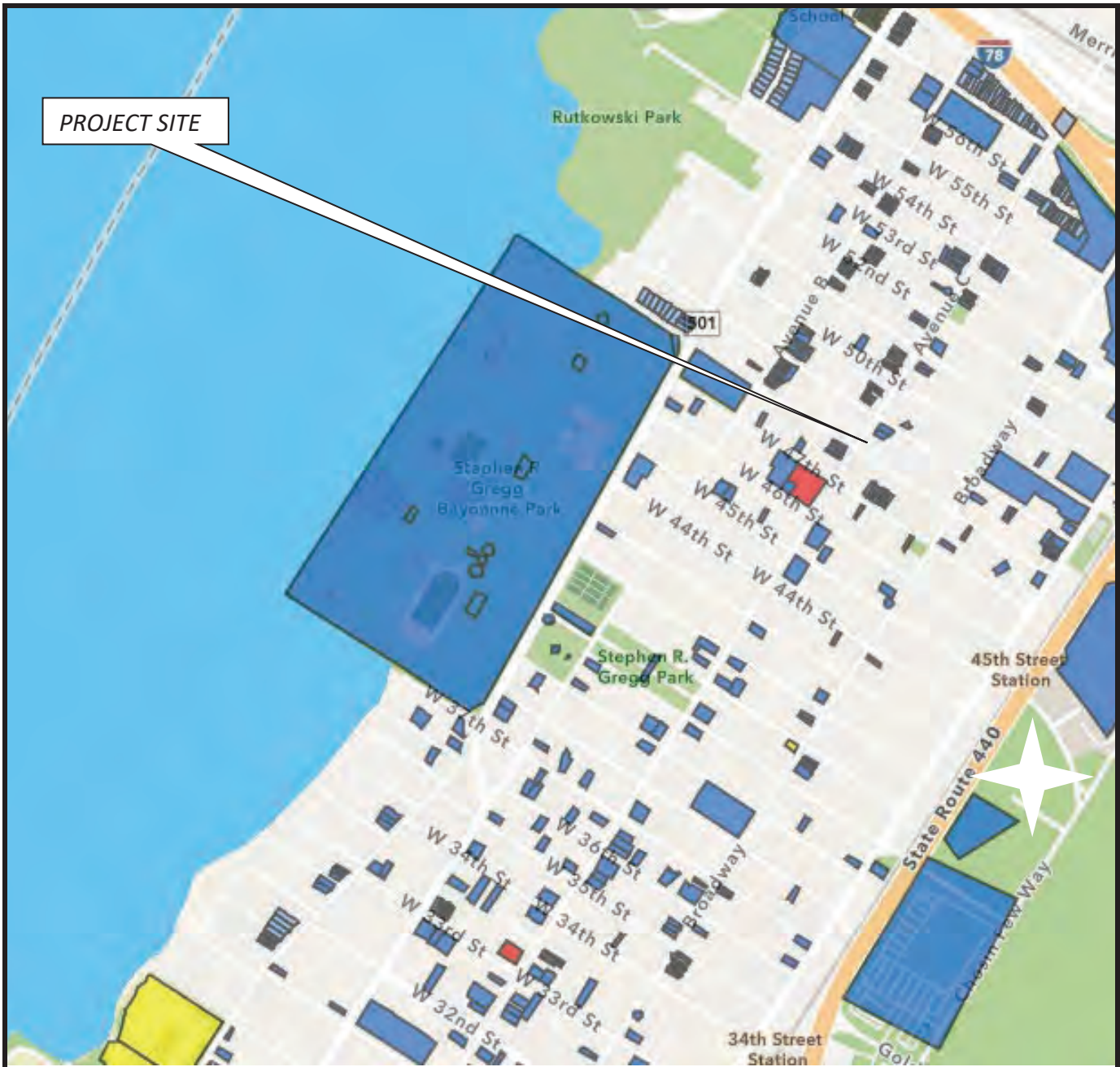
**FIGURE 6
NJ-DEP THREATENED
AND ENDANGERED
SPECIES HABITAT MAP**

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Bayonne, NJ 07002

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APPENDIX E - NJDEP HISTORIC RESOURCES MAP



Historic Properties

- Listed INDV
- Listed HD
- Eligible INDV
- Eligible HD
- Identified INDV
- Identified HD
- Not Eligible INDV

Scale: 1" = 1000 ft.

Source: NJDEP ARCGIS/GEO-WEB



PROPOSED RESIDENTIAL DEVELOPMENT

**1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ**

**FIGURE 7
NJ-DEP HISTORIC
RESOURCES MAP**

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