

**John McDonough Associates, LLC**  
Land Use Planning · Landscape Architecture

**ENVIRONMENTAL IMPACT STATEMENT**

FOR

**DA NOI RESIDENCE, LLC**

LOCATED AT

**1105 AVENUE C  
BLOCK 34 LOTS 26, 27, 28, 29 & 30  
CITY OF BAYONNE, HUDSON COUNTY, NJ**

January 30, 2022



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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 report is submitted in connection with a site plan application filed by Da Noi Residence, LLC, for a new mixed-use development on the southwest corner of Avenue C and West 54<sup>th</sup> Street. The site is currently developed with Da Noi restaurant and other buildings.

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). The conclusion of this report is that the project will not produce an adverse impact to the environment.

### **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 consists of five tax lots, identified as Block 34 Lots 26, 27, 28, 29 and 30. The site has approximately 100 feet of frontage on Avenue C and approximately 160 feet on West 54<sup>th</sup> Street, with a lot area of approximately 16,000 square feet (0.36 acres).

The site is developed with several buildings, including Da Noi restaurant, a liquor store, and residences. The entire site has been designated as an area in need of redevelopment in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*

Surrounding land uses include a mix of commercial and residential uses along Avenue C and detached dwellings to the west. The site is approximately 0.7 miles from the 45<sup>th</sup> Street light rail station. Maps and photos are provided in **Appendix B**.

#### *Proposed Conditions.*

The applicant, Da Noi Residence, LLC, is proposing to redevelop the site with a new 6-story mixed-use building consisting of 5 living levels over a parking podium. All existing structures are to be demolished.

The project will deliver 47 dwelling units (4 studios + 18 one-bedroom + 25 two-bedroom), 1,695 square feet of commercial space, and 59 parking spaces. Amenities include outdoor terraces, green roofs, exercise room, multi-purpose room and bicycle storage.

*Population Estimates.* The estimated population associated with the development is 97 persons, with a higher distribution within the 18 to 34 age brackets. The estimated public-school age population (grades K-12) is 11 pupils.

### **3. Compatibility with Planning Documents**

*City of Bayonne Master Plan.* The overriding emphasis of the 2000 Master Plan and the most recent Master Plan Reexamination Report dated August 2017 is to protect and enhance the unique character of the City of Bayonne. The proposed redevelopment promotes this core goal by advancing these related objectives, in paraphrase: promote redevelopment of blighted and underutilized commercial sites; focus economic activity in the City's major economic centers; promote the utilization of public transportation, provide for compatible in-fill residential development; and encourage a broad range of housing choices.

*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. There are several bus stops along Avenue C, including right in front of the property.

*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, as it is located within SDRP Planning Area #1, Metropolitan Planning Area, as well as being within an SDRP Urban Complex.

### **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.

*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.

*Biologic Resources.* The site lacks a substantial amount of distinct biologic features such as trees, understory vegetation, or habitat for threatened or endangered species. The site has been previously disturbed and substantially 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 that the site has been previously substantially disturbed, such resources are not prevalent on the site, so the environmental impact from a biologic standpoint will be minimal.

*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 and removed by haulers in a manner consistent with typical Bayonne industrial uses.
- Historic features are not existent or impacted by the project.
- Air quality degradation is more commonly associated with active industrial uses such as a manufacturing plant than it is with warehouse/office buildings. 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 warehouses.

- Light levels are designed to provide a balance between providing adequate lighting onsite and minimizing glare onto neighboring properties. Lighting is only proposed to the extent that is necessary for safe circulation throughout the property.
- The fiscal impacts from developments of this nature are typically a substantial net positive from a tax standpoint. This is a result of the project producing tax revenue without requiring substantial community services or impact on public schools.
- Review of NJDEP geoweb database indicates no contaminated or environmentally regulated areas on the site. A Phase 1 Environmental Audit has been performed and a Phase 2 Environmental Audit has been recommended.

## **7. Environmental Controls**

*Stormwater Management.* Currently the site is almost 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. There is a minor deviation for an additional half-story related to the mezzanine level.

*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 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 environment effects on the site, the neighborhood, or the City of Bayonne.

The application as proposed is consistent with sound environmental planning principles and is substantially consistent with the requirements of the zoning regulations and underlying planning documents.

## **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 ~ SITE MAPS







