

John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

ENVIRONMENTAL IMPACT STATEMENT

FOR

102-116 AVE E BAYONNE LLC

PROPERTY LOCATED AT

**102.5-116 AVENUE 'E'
BLOCK 467 LOTS 10, 11, 12, 13, AND 14
CITY OF BAYONNE, HUDSON COUNTY, NJ**

(September 10, 2025)



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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 Bayonne Planning Board filed by applicant 102-116 Ave E Bayonne LLC for site plan approval of a proposed multifamily development at 102.5-116 Avenue 'E' (Block 262 Lots 10, 11, 12, 13, and 14).

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, LA, PP, AICP, 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 (5) tax lots, which are identified on the City's tax rolls as Block 467 Lots 10, 11, 12, 13, and 14. The lot area is approximately 15,968 square feet (0.37 acres) and is developed with two older buildings and three surface parking lots. The City has designated the entire site an area in need of redevelopment based on its blighted condition.

The site is within a short 7-minute walk of the 22nd Street Hudson-Bergen Light Rail Station. Surrounding land uses are predominately residential, including a new multifamily development to the south, and the Silk Lofts multifamily development to the north. Maps are in **Appendix B**.

Proposed Conditions.

The applicant is proposing to redevelop the site by constructing a new 7-story multifamily building with 105 dwelling units (87 studio/one-bedroom units + 18 two-bedroom units). The building will contain indoor and outdoor amenities and 110 off-street parking spaces.

Population Estimates.

The project will provide a diversified mix of residential unit types. Based on the unit mix and demographic multipliers published by Rutgers Bloustein School of Planning, the estimated resident population associated with the development is 177 persons, with a higher distribution in the 18 to 34 age brackets. The estimated public-school age population (grades K-12) is two (2).

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.

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 sewer extension from 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. The subject site has been previously developed.

Hydrologic Resources. The site is well inland of Newark Bay and the Hudson River. Based on FEMA mapping, the site is not in a flood zone (see Figure 3). There are no wetlands or significant water features on the site.

Biologic Resources. The site lacks any distinct biologic features such as trees, understory vegetation, or habitat for threatened or endangered species. The site is currently completely disturbed, making redevelopment of this site preferential to other potentially more detrimental impacts to these resources.

Other Resources. The site has no unique aesthetic or scenic qualities. Its nonresidential condition is discordant with the residential character of the area. The site's current condition is not adding value or quality to the area.

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 designated refuse room and removed by refuse 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 mixed-use or 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 mixed-use or residential development. The parking activity is predominately enclosed in a 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.
- The site has or will comply with any contamination remediation requirements. If any site cleanup is required to meet current NJDEP standards, redevelopment provides a mechanism to accelerate same.

7. Environmental Controls

Stormwater Management. Currently the site is predominately impervious. The proposed project will increase landscaping throughout the site. 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.

Landscaping and Screening. Ground plantings are provided to frame and enhance the building. Ground floor parking will be substantially concealed from public view.

Miscellaneous Controls. The development is essentially self-sufficient with respect to site improvements. 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 property 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 environment effects on the site, the neighborhood, or the City of Bayonne.

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 AND PHOTOGRAPHS



Figure 1 – Parcel Map

Source: Bayonne GIS



Figure 2 – Aerial Photo

Source: Bayonne GIS



Figure 3 – Flood Map