ENVIROMENTAL IMPACT STATEMENT

FOR

745-747 BROADWAY LLC

FOR PROPERTY LOCATED AT

745-747 BROADWAY
BLOCK 139 LOTS 18 & 19
CITY OF BAYONNE, HUDSON COUNTY, NJ

(July 21, 2023)

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 Bayonne Planning Board filed by 745-747 Broadway, LLC for site plan approval of a proposed mixed-use development at 745-747 Broadway (Block 139 Lots 18 and 19). The site is currently vacant land.

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 on 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 similar Environmental Impact Statements for projects in Bayonne in the past. Qualifications are included in Appendix A.

2. Project Description

Existing Conditions.

The subject site consists of two tax lots (Block 139 Lots 18 and 19) that front on Broadway between 33rd and 34th Street, within walking distance of the 34th Street HBLRS train station. The lots have been vacant since a fire destroyed two mixed-use buildings in January 2016.

The street address is 745-747 Broadway. The site has a rectangular shape and is approximately 5,884.5 square feet (50 feet wide by 117.5 feet deep). The site is covered with gravel and concrete and contains a remnant retaining wall that was the pre-fire backyard of the prior development.

The surroundings consist of downtown type uses on Broadway and detached dwellings on 33rd and 34th Streets. Across the street from the site is the former Holiday Tree and Trim store, which has been demolished and is now also a vacant lot.

The City of Bayonne has designated the entire site as an area in need of rehabilitation under the city-wide designation in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). Maps and photographs are in Appendix B.

Proposed Conditions.

The applicant, 745-747 Broadway LLC, proposes to demolish all existing structures and construct a new 6-story building that will deliver 27 dwelling units (21 studios and 6 two-bedroom units) over retail space on Broadway (approximately 1,484 square feet). The building will feature interior amenity space, private terraces, and a common roof deck.

The building exterior will be clad in red brick with light grey and rust colored stucco accents and painted clad wood casement windows. The street level façade will be clad with dark brown and
dark black metal panels. Streetscape improvements are also proposed, including new landscaping, lighting and pavement.

Population Estimates.

The estimated resident population associated with the development is 49 persons, with a higher distribution within the 18 to 34 age brackets. The estimated public-school age population (grades K-12) is less than one (0.8) pupils. The estimated workforce population associated with the retail space is three (3) to five (5) workers.

3. Compatibility with Planning Documents

City of Bayonne Master Plan. The proposed redevelopment is consistent with the following goals of the 2000 Master Plan, which were re-affirmed in the 2017 Master Plan Reexamination Report:

- Focus economic activity in the City’s major economic centers including Broadway.
- Promote the revitalization and aesthetic appearance of the Broadway CBD.
- Strengthen commercial districts, especially the Broadway Central Business District, by encouraging a mix of uses that provide employment, retail opportunities, services and entertainment.
- Plan for and promote the redevelopment of underutilized or vacant commercial and industrial properties including ... portions of Broadway.
- There have been several approved redevelopment plans along Broadway such as: Broadway Corridor Plan, 509-515 Broadway, 341-343 Broadway, 938-940 Broadway, 957-965 Broadway and 9-15 West 46th Street, 1070-1084 Broadway, Broadway at East 22nd Street Site, Block 190 Lot 9 and Block 204 Lot 3.
- Encourage appropriate mixed-use redevelopment along Broadway on a neighborhood scale adjacent to the 8th, 22nd, 34th, and 45th Street train stations.

The project advances the above goals by redeveloping vacant land fronting Broadway with transit-oriented development (TOD) near the 34th Street light rail station. The project will fill a void in the CBD. The building height is in line with the Master Plan recommendations for building heights of 4 to 6 stories for non-catalyst projects on Broadway and 8-10 stories for catalyst projects on Broadway.

---

1 Based on “Who Lives in New Jersey Housing — Updated New Jersey Demographic Multipliers” prepared by the Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers University, November 2018 edition. page 38 multipliers for newer rental housing units.

2 Based on “School-Age Children in Rental Units in New Jersey” prepared by the Rutgers Center for Real Estate, Rutgers Business School, Rutgers University, July 2018, page 1 multipliers.

3 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 133 multipliers.
City of Bayonne Development Regulations. The site is in the CBD Central Business District (Broadway Corridor) where the use is permitted (dwelling units over street level commercial). The CBD zone boundary extends from 17th Street to 40th Street. As noted above, the Master Plan recognizes the CBD as an important economic engine of the community and encourages its revitalization. The project will require relief from several zoning requirements, which will be addressed in accordance with the statutory criteria for such relief.

Hudson County Master Plan. The application is compatible with the county’s Strategic Revitalization Plan, which echoes Bayonne’s goal of transit-oriented development (TOD) and facilitating private sector investment on obsolete and underutilized land.

State Development and Redevelopment Plan. The State Plan continues to promote transit-oriented development (TOD) and smart growth initiatives and the redirection of development to the urban core, which has established infrastructure and transportation advantages to accommodate growth; 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 and transit hub.

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. No state approvals are anticipated for this application.

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 heavy structures. The subject site has been developed for decades.

Hydrologic Resources. The City of Bayonne is a peninsula bounded by water on three sides. There are no NJDEP regulated wetlands or waters onsite. Based on FEMA mapping, the site is not in a flood zone and as such floodproofing shall not be required per NJDEP regulations nor shall the project be subject to NJDEP approval.

Biologic Resources. The site lacks any distinct biologic features such as trees, understory vegetation, or habitat for wildlife. The site is currently substantially cleared and disturbed, making redevelopment of this site preferential to other potentially more detrimental impacts to these resources. The site plans indicate 3 trees are to be removed at the rear of the site, and new plantings are proposed at the rear and the front of the site.
Other Resources. The site has no unique aesthetic or scenic qualities. The vacant condition of the site is antithetic to the desired aesthetic of Broadway. The site in its current condition is not adding any value or quality to the corridor.

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 the addition of new landscape elements.

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 haulers in a manner consistent with typical developments on Broadway.
- Historic features are not existent or impacted by the project.
- The air quality in Bayonne is consistently rated as “good” according to AirNow.gov, which reports air quality using the official U.S. Air Quality Index (AQI). The “good” range of 0-50 AQI is considered very healthy. There is an ambient air quality monitoring station nearby at Veteran’s Park. Recently, much of New Jersey and in fact much of the US East Coast reached rare “very unhealthy” AQI levels (200-450) due to wildfire smoke from Canada. The project is not expected to degrade ambient air quality. Moreover, transit-oriented developments (TOD) provide for lessened reliance on the automobile and therefore lesser environmental consequences associated with vehicular emissions.
- Noise levels are subject to state regulations and cannot exceed thresholds of 65dBA daytime and 50dBA nighttime. Given ambient sound in the area, especially from adjacent roadways, the project is not expected to substantially alter ambient sound levels.
- Light levels are designed to provide a balance between providing adequate lighting onsite and minimizing glare onto neighboring properties. Site lighting is intended to be downward directed and back-shielded, and to the extent practical Dark-Sky compliant.
- The fiscal impacts from developments of this nature are typically a substantial net positive from a tax standpoint. Residential development of the type proposed generates tax revenues with minimal if any burden on municipal services. The project does not require new roads or utilities that would require additional municipal maintenance. Development of this type generates few school children and therefore has minimal if any impact on the school district.

- The site does not contain any easements that will interfere with the development of the site. There is a utility pole and overhead utility line at the rear of the site that will require relocation. There is a fire escape on the adjacent building that appears to encroach on the subject site and may require relocation. The site also contains fencing to be removed.

- NJDEP mapping does not show any contamination identified with the site. The site is not mapped as a known contaminated site. The site is not mapped as an immediate environmental concern site. There are no mapped groundwater contamination areas onsite. There are no solid or hazardous waste facilities nearby.

- NJDEP mapping does not show the site as a critical historic, cultural, or environmental site.

- The site is part of a designated Urban Enterprise Zone (UEZ). The UEZ is a State of New Jersey program that was established for a limited number of cities in 1983. The purpose of the UEZ is to encourage business growth and stimulate local economies with state support.

7. Environmental Controls

*Stormwater Management.* Currently the site is substantially covered with no evident stormwater controls. The development will comply with current local and state stormwater control regulations. No floodproofing is required. New landscaping will be added.

*Water Supply and Water Conservation.* Water supply will draw from the functioning city system.

*Landsaping and Screening.* Plantings will be provided in the rear of the development and in the front, for an improved roadside appearance.

*Miscellaneous Controls.* The applicant has retained a traffic expert, who has submitted a traffic report submitted with the application. The traffic report concludes that the project will have a negligible impact on traffic conditions during the peak commuter traffic hours.

8. Alternative Options

*Proposed Design.* The proposed project advances the zone intent for a revitalized and vibrant Broadway corridor. The project requires some relief from the CBD land development regulations and, as noted above, will meet the statutory criteria for such relief. The proposed design does not require density relief or unit size relief. It is not overdeveloped or overcrowded.

*Alternative Option #1 – Smaller Project.* Economic development and redevelopment are key stated goals of the zone 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 zone plan.
Alternative Option #2 – No Development. Continued stagnation and deterioration of this vacant, underutilized property serves no benefit to the community. The site in its current state is a detriment to the community and contrary to the vision for Broadway.

Conclusion

The project provides for transit-oriented development (TOD) on a vacant lot along Broadway in Bayonne’s Central Business District (CBD) and state-designated Urban Enterprise Zone (UEZ). The project advances the master plan goal for a vibrant and revitalized Broadway corridor.

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.
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 (Bayonne GIS)

Figure 2 ~ Aerial Imagery (Bayonne GIS)
Figure 3 ~ Flood Map (Source: FEMA [https://msc.fema.gov/portal/search])

Figure 4 ~ Street view of subject vacant site from Broadway (taken by John McDonough Associates)
Figure 5 ~ Street view of subject vacant site, from Broadway (taken by John McDonough Associates)