

# STONEFIELD



January 30, 2025

City of Bayonne  
Planning Board  
630 Avenue C  
Bayonne, NJ 07002

**RE: Traffic Impact Assessment  
Mahalaxmi Bayonne Urban Renewal, LLC  
Harbor Station South  
General Development Plan  
Block 751, Lots 1.04, 1.11, 1.14, 1.15  
City of Bayonne, Hudson County, New Jersey  
SE&D Job No.: RUT-250043**

Dear Board Members:

Stonefield Engineering and Design, LLC ("Stonefield") has prepared this memorandum to examine the traffic impacts and proposed infrastructure improvements associated with the subject General Development Plan application. The subject properties are located in the Harbor Station South Redevelopment Area and have frontage along Chosin Few Way, Goldsborough Drive, and the future extension of East 40<sup>th</sup> Street. The subject properties are designated as Block 751, Lots 1.04, 1.11, 1.14, and 1.15 on the City of Bayonne Tax Map.

Under the proposed General Development Plan, the following development schemes are proposed for the subject property:

1. Lot 1.04: 403 residential units, 218 hotel rooms, 3,120 square feet of commercial space, and 661 structured parking spaces;
2. Lot 1.11: 1,660 residential units, 6,229 square feet of commercial space, and 1,826 structured parking spaces;
3. Lot 1.14: a public park;
4. Lot 1.15: 2,740 residential units, 15,383 square feet of commercial space, and 3,014 parking spaces.

As part of this Traffic Assessment, Stonefield reviewed the Traffic Impact Analysis for Shree Lakshmi Vardayini UR, LLC, prepared by Dolan & Dean Consulting Engineers, LLC, dated November 26, 2024 ("Dolan & Dean Study"), which was prepared in support of the General Development Plan for neighboring Lots 1, 1.06-1.10, 1.12, 1.14, and 1.16. In addition to evaluating the traffic impacts associated with their applicant's plan, the Dolan & Dean Study also incorporated traffic volumes and impacts from other developments in the site vicinity, including the subject General Development Plan.

The following recommendations were made in the Dolan & Dean Study to accommodate the increased traffic in the surrounding area for the full build-out:

#### Chosin Few Way & East 40<sup>th</sup> Street/Veterans Memorial Boulevard

1. Traffic signal installation;
2. Restriping of Chosin Few Way for more efficient lane geometries;
3. Restriping of East 40<sup>th</sup> Street for more efficient lane geometries;
4. Construction of a channelized right-turn lane to continue south on Chosin Few Way;
5. Widening of Veterans Memorial Boulevard to a five (5)-lane cross-section.

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## Chosin Few Way & Goldsborough Road

1. Traffic signal installation;
2. Restriping of Chosin Few Way for more efficient lane geometries;
3. Restriping of Goldsborough Road for more efficient lane geometries.

## Chosin Few Way & East Centre Street

1. Traffic signal installation.

Additionally, the following improvements are anticipated in the near-term to mitigate traffic from the initial phases of development:

1. Ferry service to New York City beginning in 2025;
2. Better activation of the access road intersecting Route 440 proximate to Lidl Supermarket and LA Fitness;
3. A new roadway extension of East 40<sup>th</sup> Street (part of the subject application for Lot 1.15);
4. Two (2) new north-south streets connecting Goldsborough Drive and East 40<sup>th</sup> Street, alleviating traffic on Chosin Few Way;
5. Use of Pulaski Way as an alternative route to the NJ Turnpike/Route 440 interchange to the north.

As part of the proposed General Development Plan, the Applicant would maintain compliance with the requirements set forth within the Harbor Station South Redevelopment Plan. These include, but are not limited to, compliance with the City's Highway Access Permit with the NJDOT, encouragement of pedestrian traffic through providing robust and attractive streetscape improvements, accommodation of bicycles, and traffic signal installation as necessary.

## **Conclusions**

This memorandum was prepared to examine the traffic impacts and proposed infrastructure improvements associated with the subject General Development Plan application. Stonefield reviewed the Dolan & Dean Study for the General Development Plan prepared for neighboring Lots 1, 1.06-1.10, 1.12, 1.14, and 1.16, which incorporates traffic volumes forecasted for the subject General Development Plan. The proposed General Development Plan would comply with the traffic and transportation requirements of the Harbor Station South Redevelopment Plan. More detailed design of the proposed traffic improvements would be provided within the site plan approval stage for the individual parcels to ensure that increased traffic demand is adequately accounted for.

Please do not hesitate to contact our office if there are any questions.

Best regards,



John R. Corak, PE  
Stonefield Engineering and Design, LLC



Andrew J. Vischio, PE, PTOE  
Stonefield Engineering and Design, LLC