



**APPLICANT**  
**BAYONNE PARTNERS URBAN RENEWAL, LLC**  
 C/O SAM BORAIE, MEMBER  
 120 ALBANY STREET, SUITE 8  
 NEW BRUNSWICK, NJ 08901  
 732.846.3636  
 SAM@BORAIIE.COM

**OWNER**  
**CITY OF BAYONNE**  
 630 AVENUE C  
 BAYONNE, NJ 07002

**CITY OF BAYONNE 200' PROPERTY OWNERS LIST**

BLOCK	LOT	OWNER	OWNER'S ADDRESS
404	2.05	CITY OF BAYONNE & PORT AUTHORITY OF NY & NJ	630 AVE C BAYONNE, NJ 07002
800	1	CITY OF BAYONNE	630 AVE C BAYONNE, NJ 07002
824	2	BAYONNE BAY DEVELOPERS LLC	C/O 90 WOODBRIDGE CNTR DR WOODBRIDGE, NJ 07095
825	2	BAYONNE BAY DEVELOPERS LLC	C/O 90 WOODBRIDGE CNTR DR WOODBRIDGE, NJ 07095
826	1	BAYONNE BAY DEVELOPERS LLC	C/O 90 WOODBRIDGE CNTR DR WOODBRIDGE, NJ 07095
827	1	BAYONNE BAY DEVELOPERS LLC	C/O 90 WOODBRIDGE CNTR DR WOODBRIDGE, NJ 07095
827	2	CITY OF BAYONNE	630 AVE C BAYONNE, NJ 07002
828	1	BAYONNE BAY DEVELOPERS LLC	C/O 90 WOODBRIDGE CNTR DR WOODBRIDGE, NJ 07095
829	1	BAYONNE BAY DEVELOPERS LLC	C/O 90 WOODBRIDGE CNTR DR WOODBRIDGE, NJ 07095
830	1.03	BAYONNE BAY DEVELOPERS LLC	C/O 90 WOODBRIDGE CNTR DR WOODBRIDGE, NJ 07095
830	1.06	CITY OF BAYONNE	630 AVE C BAYONNE, NJ 07002
899	1	BAYONNE BAY DEVELOPERS LLC	C/O 90 WOODBRIDGE CNTR DR WOODBRIDGE, NJ 07095
900	1.01	PORT AUTHORITY OF NY & NJ	225 PARK AVENUE SOUTH NEW YORK, NY 10003
930	1	PORT AUTHORITY OF NY & NJ	225 PARK AVENUE SOUTH NEW YORK, NY 10003
930	2	BAYONNE MUNICIPAL UTILITIES AUTH.	630 AVENUE C, ROOM 11 BAYONNE, NJ 07002
970	1	PORT AUTHORITY OF NY & NJ	225 PARK AVENUE SOUTH NEW YORK, NY 10003
1180	1.01	LEG-8P BAYONNE OWNER LLC/LINCOLN EQ	1 MEADOWLANDS PLAZA #803 EAST RUTHERFORD, NJ 07073
1180	1.01	LEG-8P BAYONNE OWNER LLC/LINCOLN EQ	1 MEADOWLANDS PLAZA #803 EAST RUTHERFORD, NJ 07073



**FLOOD NOTE**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD), ZONE AE (EL. 1), ZONE AE (EL. 2) (BASE FLOOD ELEVATION DETERMINED), BASED UPON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340218, MAP NUMBER 340218D WHICH BEARS A PRELIMINARY DATE OF 08/16/2006. (VERTICAL DATUM NAVD 1988).

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS PARTIALLY IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD), ZONE AE (EL. 1), ZONE AE (EL. 2) (BASE FLOOD ELEVATION DETERMINED), & WITHIN LIMIT OF PROBRATE WAIVER ACTION BASED UPON THE PRELIMINARY FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340218, MAP NUMBER 340218D WHICH BEARS A PRELIMINARY DATE OF 12/03/2013. (VERTICAL DATUM NAVD 1988).

**LAND USE AND ZONING**  
 BLOCK 830, LOT 1.05  
 BAYONNE BAY EAST REDEVELOPMENT AREA

PROPOSED USE	PERMITTED USE	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	OVERALL
MULTI-FAMILY RESIDENTIAL	PERMITTED USE				
RETAIL	PERMITTED USE				
<b>ZONING REQUIREMENT</b>	<b>REQUIRED</b>	<b>PROPOSED LOT 1</b>	<b>PROPOSED LOT 2</b>	<b>PROPOSED LOT 3</b>	<b>OVERALL</b>
MINIMUM LOT AREA	NO STANDARD	200,013 SF (4.59 ACRES)	194,715 SF (4.47 ACRES)	144,548 SF (3.32 ACRES)	539,275 SF (12.38 ACRES)
MAXIMUM IMPERVIOUS COVERAGE	90% (485,530 SF)	93.2% (187,160 SF) (*)	93.2% (179,718 SF) (*)	41.2% (86,193 SF)	88.4% (455,371 SF)
MINIMUM BUILDING HEIGHT (RESIDENTIAL)	4 STORIES	5 STORIES	5 STORIES	5 STORIES	5 STORIES
MINIMUM BUILDING HEIGHT	25 STORIES	12 STORIES	12 STORIES	16 STORIES	16 STORIES
MINIMUM BUILDING HEIGHT (NON-RESIDENTIAL)	1 STORY	4 STORIES	N/A	4 STORIES	5 STORIES
MAXIMUM DENSITY	1,250 UNITS	524 UNITS	417 UNITS	309 UNITS	1,250 UNITS
MAXIMUM RESIDENTIAL FLOOR AREA RATIO (%)	10.0 (4,883,070 SF)	3.65 (730,031 SF)	2.13 (414,029 SF)	2.42 (350,242 SF)	2.77 (1,494,302 SF)
MAXIMUM RETAIL	N/A	15,000 SF	10,000 SF	N/A	10,000 SF

(\*) DEVIATION BASED ON INDIVIDUAL PARCEL  
 (\*\*) INCLUDES ACCESSORY PARKING

**LOT AREA SUMMARY CHART**

PROPOSED LOTS	AREA
BLOCK 830, LOT 1	200,013 SF (4.59 AC)
BLOCK 830, LOT 2	194,715 SF (4.47 AC)
BLOCK 830, LOT 3	144,548 SF (3.32 AC)
<b>TOTAL</b>	<b>95,000 SF (2.181 AC)</b>
<b>EXISTING LOTS</b>	<b>AREA</b>
BLOCK 830, LOT 1.05	488,443 SF (11.21 AC)
<b>TOTAL</b>	<b>488,443 SF (11.21 AC)</b>

**OFF-STREET PARKING REQUIREMENTS**

CODE SECTION	REQUIRED	PROPOSED
REDEVELOPMENT PLAN 2.12	REQUIRED PARKING DWELLING UNIT: MULTI-FAMILY DWELLING UNIT = 0.6 SPACES ALL OTHER NON-RESIDENTIAL USES: 3 SPACES / 1,000 SF	LOT 1 (PHASE 1) 382 SPACES
LOT 1 (PHASE 1) DWELLING UNIT: 524 UNITS X 0.6 SPACES = 315 SPACES REQUIRED*		
LOT 2 (PHASE 2) DWELLING UNIT: 417 UNITS X 0.6 SPACES = 251 SPACES REQUIRED*		
ALL OTHER NON-RESIDENTIAL USES: 10,000 SF X 3 SPACES / 1,000 SF = 30 SPACES REQUIRED		LOT 2 (PHASE 2) 149 SPACES
TOTAL REQUIRED PARKING: 251 SPACES + 29 SPACES = 281 SPACES*		LOT 3 (PHASE 3) 33 SPACES
LOT 3 (PHASE 3) DWELLING UNIT: 309 UNITS X 0.6 SPACES = 186 SPACES REQUIRED*		
<b>TOTAL REQUIRED PARKING: 782 SPACES*</b>		<b>OVERALL TOTAL OFF-STREET = 788 SPACES TOTAL ON-STREET = 97 SPACES</b>

**OFF-STREET PARKING REQUIREMENTS (CONTINUED)**

CODE SECTION	REQUIRED	PROPOSED
SENATE BILL 5223	MINIMUM REQUIRED MAKE-READY ELECTRIC VEHICLE SPACES: 15% OF PROPOSED OFF-STREET PARKING (788 PROPOSED SPACES x 0.15) = 119 TOTAL MAKE-READY SPACES	119 TOTAL MAKE-READY SPACES
	MINIMUM REQUIRED ACCESSIBLE MAKE-READY ELECTRIC VEHICLE SPACES: 5% OF TOTAL MAKE-READY SPACES (119 MAKE-READY SPACES x 0.05) = 6 ACCESSIBLE MAKE-READY SPACES	6 ACCESSIBLE MAKE-READY SPACES
REDEVELOPMENT PLAN 2.3.4	REQUIRED PARKING DIMENSIONS: RESIDENTIAL - 9 FT x 18 FT RETAIL - 9 FT x 18 FT ADA ACCESSIBLE (VAN) - 16 FT x 18 FT ADA ACCESSIBLE (OTHER VEHICLES) - 13 FT x 18 FT PARALLEL SPACE - 9 FT x 22 FT	9 FT x 18 FT 9 FT x 18 FT 11 FT x 18 FT (W) 9 FT x 18 FT (W) 8 FT x 22 FT (W)
REDEVELOPMENT PLAN 2.3.7	LOADING SPACE SIZE REQUIREMENT: 12 FT x 40 FT x 15 FT HEIGHT CLEARANCE	12 FT x 40 FT x 15 FT
REDEVELOPMENT PLAN 2.3.3	MINIMUM DRIVE GLE WIDTH: 9 FT MAXIMUM DRIVE GLE WIDTH: 13 FT	15 FT 15 FT (W)
REDEVELOPMENT PLAN 2.3.5	MINIMUM CURB RADI AT THE INTERSECTION OF A DRIVEWAY AND PUBLIC STREET: 10 FT MAXIMUM CURB RADI AT THE INTERSECTION OF A DRIVEWAY AND PUBLIC STREET: 15 FT UNLESS OTHERWISE REQUIRED FOR EMERGENCY VEHICLES	10 FT 15 FT

(W) WAIVER  
 (\*\*) MAKE-READY SPACE SHALL COUNT NO LESS THAN 2 PARKING SPACES FOR PURPOSES OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT PROVIDED IT DOES NOT REDUCE MORE THAN 10% OF OTHERWISE REQUIRED PARKING SPACES

VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT.

MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE CITY OF BAYONNE IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL PROVISIONS OF N.J.A.C. 17:27 AS KNOWN AS THE "MAP FILING LAW". THIS PLAN MUST BE FILED IN THE OFFICE OF THE COUNTY CLERK OF HUDSON COUNTY ON OR BEFORE \_\_\_\_\_ WHICH DATE IS NINETY FIVE (95) DAYS FROM THE DATE UPON WHICH THE PLAN WAS SIGNED.

MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I HAVE REVIEWED THE PROPOSED BLOCK AND LOT NUMBERS AND FIND THEM ACCEPTABLE AS INDICATED ON THIS SUBDIVISION PLAN.

MUNICIPAL TAX ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE LINES PROVIDED IN THE "MUNICIPAL LAND USE PLAN" FILED IN (C-1853) IN THE OFFICE OF LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

I HEREBY CERTIFY THAT THE STREETS, ROADS, LINES OR ALLEYS AS INDICATED ON THIS MAP HAVE BEEN APPROVED BY THE MUNICIPAL AGENCY OF THE CITY OF BAYONNE. THIS APPROVAL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE CITY OF BAYONNE TO MAINTAIN OR EXERCISE JURISDICTION OF SUCH STREETS.

MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

COUNTY OF HUDSON PLANNING BOARD

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_

**STONEFIELD**  
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**MAJOR SUBDIVISION PLAN**

**MAP OF SURVEY OF:**  
 PORTION OF MEMORIAL BOULEVARD & TAX MAP LOT 1.05, BLOCK 830 MEMORIAL BOULEVARD CITY OF BAYONNE COUNTY OF HUDSON, NEW JERSEY

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
I	03/16/2022	MS	-	-	ISSUED TO CLIENT

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

**PRELIMINARY**

SCALE: 1"=50' PROJECT ID: T-19177 SHEET: 1 OF 1

GIS/DESIGN/ENGINEERING/19177-ROAD-REDEVELOPMENT - MEMORIAL BOULEVARD, BAYONNE, NJ, MAP NUMBER: T-19177-ROAD-REDEVELOPMENT