

Bayonne Zoning Board of Adjustment
The City of Bayonne
630 Avenue C
Bayonne, New Jersey (07002)

DR. Project No.: 11505-001
February 5, 2021
Revised March 14, 2023

**Re: DENSITY ANALYSIS MEMORANDUM
PROPOSED 4-STORY, 20-UNIT MULTI-FAMILY DEVELOPMENT
73 & 77 W. 32nd STREET (BLOCK 144, LOTS 17 & 18)
CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY**

The following density analysis memorandum has been prepared for a proposed multi-family development project, located at the above-referenced property (“subject property”), in context with the consistency of density and unit count of buildings in the surrounding area. Our analysis is based on publicly available City of Bayonne (“Bayonne”) tax data. The subject property is identified as:

ADDRESS	BLOCK	LOT	ZONING DISTRICT
73 W. 32 nd Street	144	18	Detached/Attached Residential (“R-2”) District
77 W. 32 nd Street	144	17	Detached/Attached Residential (“R-2”) District

DENSITY ANALYSIS

The study area established for this density analysis includes Blocks 144 and 152. Lot 17 is currently developed with a 2.5-story, 1-unit residential building. Lot 18 is currently developed with a 3-story, 1-unit residential building. The overall lot area is 15,680 square feet (0.36 acres). The existing 2 units on the total 0.36-acre subject property calculates a density of approximately 6 units/acre. The proposed 20-unit residential building would have a density of approximately 56 units/acre.

The surrounding area has a mix of one-, two-, and multi-family buildings. The conforming density for a permitted two-family use on the minimum required 3,000-square-foot (interior lot) is approximately 29 units/acre. The average density of the study area is approximately 35 units/acre. Excluding the subject property, 17 out of the 54 residential lots (approximately 32%) are developed with multi-family buildings. Of the identified multi-family buildings in the study area, the number of units ranged from 3 units to 47 units with densities ranging from 14 units per acre to 205 units per acre, with an average density of 70 ~~69~~ units per acre. The full list of identified multi-family buildings can be found in Table 1.

Furthermore, excluding the subject property, our analysis found that there were 7 properties in the study area were 9,500 square feet (0.22-acres) or greater and developed with residential buildings. Out of those 7 residential properties, 5 properties (approximately 71%) were developed with multi-family buildings ranging from 25 units to 47 units. These identified multi-family buildings had densities ranging from 43 units per acre to 205 units per acre and an average density of 112 ~~108~~ units per acre. The full list of identified multi-family buildings can be found in Table 2. Therefore, the increased density of the proposed multi-family building on the significantly larger lot is consistent with the existing development trend in the surrounding area that includes larger multi-family buildings on lots greater than 9,500 square feet.

TABLE 1: IDENTIFIED MULTI-FAMILY BUILDINGS

BLOCK	LOT	ADDRESS	STORIES	UNITS	LOT SIZE (ACRES)	DENSITY	USE
144	2	836 JF KENNEDY BLVD	2.5	3	0.08	36	Residential
144	4	826 JF KENNEDY BLVD	3	8	0.18	45	Residential
144	14	85-87 W 32ND ST	4	25	0.22	115	Residential
144	16	79 W 32ND ST	3	3	0.16	19	Residential
144	19	67-69 W 32ND ST	2.5	4	0.11	35	Residential
144	21	723 AVENUE C	2.5	3	0.08	38	Residential
144	33	72 W 33RD ST	2.5	3	0.08	39	Residential
144	34	74-76 W 33RD ST	2.5	3	0.22	14	Residential
144	35	86 W 33RD ST	4	38	0.89	43	Residential
144	36	90-96 W 33RD ST	4	29 26	0.25	115 103	Residential
144	37	98-100 W 33RD ST	4	21	0.13	166	Residential
144	38	840-844 JF KENNEDY BLVD	5	47	0.23	205	Residential
152	9	707 AVENUE C	2.5	3	0.14	22	Residential
152	12	713-715 AVENUE C	4	25	0.15	172	Residential
152	15.01	68-72 W 32ND ST	5	33 30	0.40	83 76	Residential
152	16	74-76 W 32ND ST	2.5	3	0.18	17	Residential
152	25	98-100 W 32ND ST	2.5	3	0.14	21	Residential

TABLE 2: IDENTIFIED MULTI-FAMILY BUILDINGS ON LOTS GREATER THAN 9,500 SQUARE FEET (0.22 ACRES)

BLOCK	LOT	ADDRESS	STORIES	UNITS	LOT SIZE (ACRES)	DENSITY	USE
144	14	85-87 W 32ND ST	4	25	0.22	115	Residential
144	38	840-844 JF KENNEDY BLVD	5	47	0.23	205	Residential
144	36	90-96 W 33RD ST	4	29 26	0.25	115 103	Residential
152	15.01	68-72 W 32ND ST	5	33 30	0.40	83 76	Residential
144	35	86 W 33RD ST	4	38	0.89	43	Residential