ENVIRONMENTAL IMPACT STATEMENT
PROPOSED RESIDENTIAL DEVELOPMENT
1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
BAYONNE, NEW JERSEY

SUBMITTED TO

BAYONNE PLANNING BOARD

SUBMITTED BY

JOHN & MARYAN LLC

PREPARED BY

DAL DESIGN GROUP
11 WEST 8TH STREET
BAYONNE, NEW JERSEY 07002

OCTOBER 2, 2025
(REVISED AUGUST 4, 2026)

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CERTIFICATIONS

The undersigned certifies that:

1. The reported opinions and conclusions are limited only by the assumptions and limiting conditions stated herein and are our unbiased professional opinions and conclusions.
2. The statements of fact contained herein are, to the best of our knowledge, true and correct.





A. Sambade, A.I.A., P.E., P.P.
President
DAL DESIGN GROUP
08/04/2026

PROFESSIONAL QUALIFICATIONS OF THE PREPARER OF THE REPORT

This report has been prepared by Avelino Sambade, AIA, PE, PP who is the President of DAL Design Group, PC and has been a licensed practicing engineer for 42 years; a registered practicing architect for 39 years; and a licensed practicing planner for 39 years. Mr. Sambade has prepared plans and technical reports and overseen numerous residential development projects in Bayonne. He has been qualified as an expert witness before the City of Bayonne Planning Board and Zoning Board of Adjustment on numerous occasions.

Further details qualifications details are included in Appendix K.

ENVIRONMENTAL IMPACT STATEMENT
PROPOSED RESIDENTIAL DEVELOPMENT
1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
BAYONNE, NEW JERSEY

1. INTRODUCTION

This Environmental Impact Statement has been prepared pursuant to the requirements of the City of Bayonne's Planning and Development Ordinance (Chapter 33) for the proposed residential development located at 1012-1022 Avenue C. This EIS assesses the existing site conditions and identifies potential impacts of the project and is submitted as part of an application for Preliminary and Final Site Plan Approval before the Planning Board of the City of Bayonne. Other documents submitted as part of this land use application are incorporated by reference and made an integral part of this document. Referenced documents are listed in the "***References***" section of this document in Appendix J.

Existing Conditions

The subject property, known as lots 2 and 3 on the City of Bayonne tax records, is located on the east side of Avenue C between West 48th and West 49th Streets and consists of two separate lots that were either vacant and undeveloped or contained vacant structures (a former synagogue and attached school/hall). The structures on the project were demolished in mid-March 2026.

The property has an area of 12,503 sq. ft. with approximately 49% of the area consisting of overgrown vegetation.

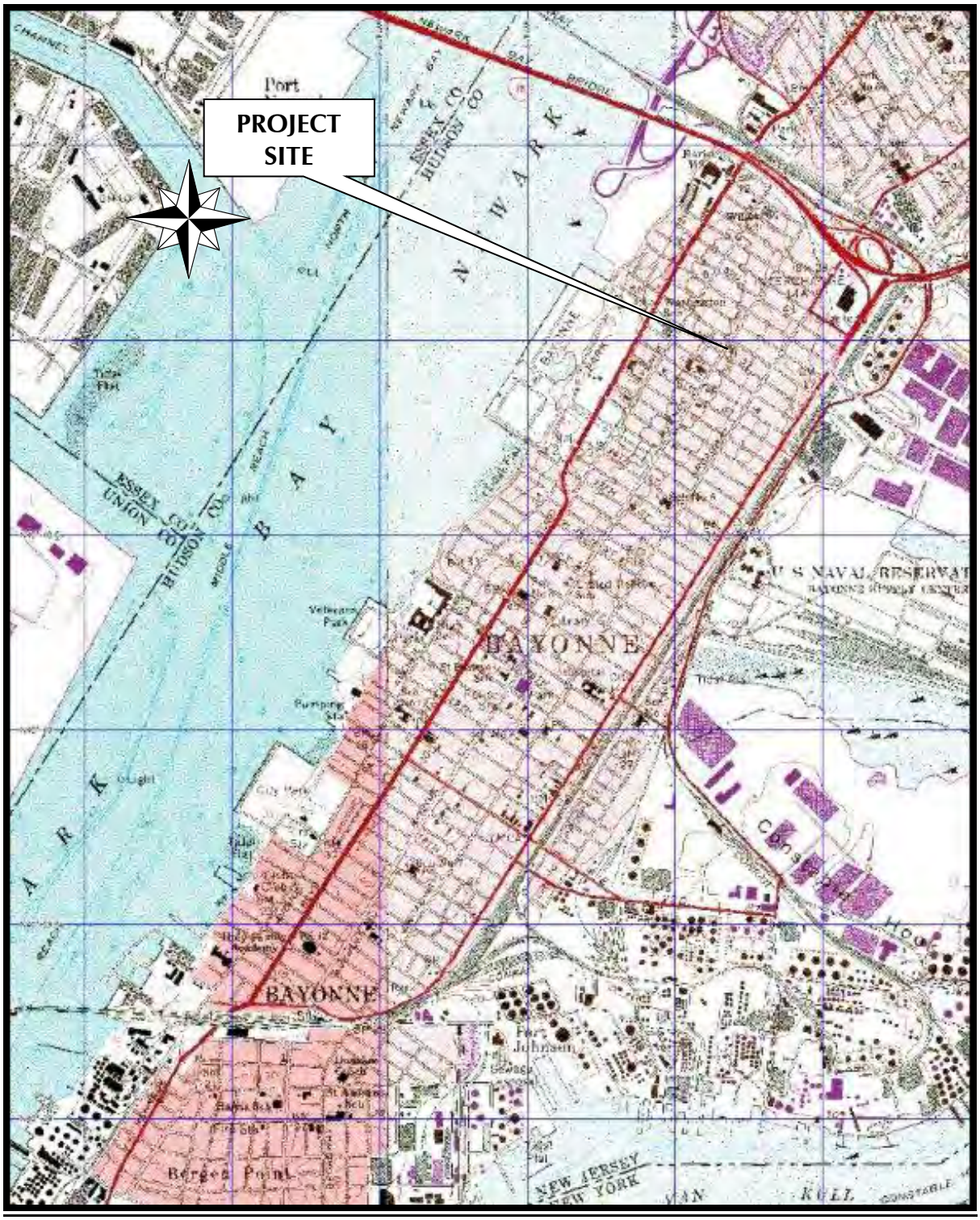
Lot 2 fronts on Avenue C and West 48th Street and contained the above-referenced structures as well as a landscaped area that drains to the east towards the adjoining Lot 4 parking area.

Lot 3 is a strip of land that fronts on both West 48th Street and West 49th Street and abuts the full length of adjoining Lot 4. Lot 3 is overgrown with vegetation and drains to the east and northeast towards the adjoining Lot 4 parking area.

The existing conditions of the property have been verified by a boundary and topographic survey prepared by Nor'East Land Surveying, LLC, dated July 2, 2026, and submitted as part of the Preliminary and Final Site Plan Application. The existing conditions plan is provided in Appendix L.

Site mapping including a USGS map and aerial photograph are provided on the following pages delineating the project location.

Additional maps are attached in the appendices to this report.



LATITUDE: 40°39′39″N
LONGITUDE: 74°06′53″W

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Architecture • Engineering • Planning
Date: October 2025 Scale: 1″ = 2000′

FIGURE 1: USGS SITE LOCATION MAP
Proposed Residential Development
Block64 Lots 2 & 3
City of Bayonne, County of Hudson, NJ
Source: USGS, 1981 Jersey City, NJ & Elizabeth, NJ Quadrangles



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Architecture • Engineering • Planning

Date: October 2025

FIGURE 2: SITE AERIAL PHOTOGRAPH

Proposed Residential Development
Block 64 Lots 2 & 3
City of Bayonne, County of Hudson
New Jersey
Source: Google Earth

Surrounding Land Uses

Land uses surrounding the project site are mixed in nature. To the immediate south of the project site are a mixture of residential and low to mid-rise residential uses. To the immediate north of the project site are a mixture of multifamily, neighborhood commercial, and automobile service uses. To the immediate west of the project site are several mid-rise high-density apartment buildings. To the immediate east of the project site is low-rise multifamily condominium building. The project site is three blocks walking distance from the New Jersey Transit HBLRTS 45th Street light rail station. The Broadway Uptown Business District is located one block east of the site and Stephen Gregg County Park is located two blocks walking distance to the west of the project site.

Proposed Conditions

The proposed development consists of the construction of a five-story residential building containing 40 units, a 40-space parking garage containing surface and semi-automated parking, building support spaces, approximately 965 square feet of building amenity and recreational space in a roof terrace, and two green roofs with a total area of 2,985 sq. ft. The project bedroom mix includes 24 one-bedroom units, and 16 two-bedroom units. The layout of the proposed development is shown in engineering and architectural plans submitted as part of this land use application and are incorporated by reference and made an integral part of this document. The proposed site plan is provided in Appendix L.

2. COMPATIBILITY WITH PLANNING DOCUMENTS

Zoning

The entire site is located within the "1012-1022 Avenue C Redevelopment Plan" area. The City of Bayonne has adopted this redevelopment plan to regulate the development of the site. As shown in the Redevelopment Plan Compliance Table below, the construction of the proposal put forth in this application is consistent with the requirements described in the City of Bayonne Redevelopment Plan for the area.

REDEVELOPMENT PLAN COMPLIANCE TABLE

Project Location: 1012-1022 Avenue C
Block 64, Lots 2 & 3
Bayonne, New Jersey
Redevelopment Plan: 1012-1022 Avenue C Redevelopment Plan

ITEM	REDEVELOPMENT PLAN REQUIREMENT	PROPOSED	COMPLIES
Permitted Use	Multifamily Dwellings	Multifamily Dwellings	✓
Min. Lot Area	Lots 2 & 3 Area	Lots 2 & 3 Area	✓
Min. Lot Frontage	153 feet (Avenue C) 38 feet (West 48th Street) 34 feet (West 49th Street)	153 feet 38.17 feet 34.13 feet	✓
Min. Front Yard Setback	0-5 feet (Avenue C) 0-5 feet (West 48th Street) 0 feet (West 49th Street)	0 feet 0 feet 20 feet	✓
Min. Rear Yard Setback	Block 64/Lot 4 – 0 ft. 1st floor/5 ft. above	0 ft. (1st)/5 ft. (above)	✓
Min. Side Yard Setback Above 3rd Story	Block 64/Lot 1 – 3-5 feet	4 feet	✓
Max. Height – Stories Max. Height - Feet	5 stories 65 feet	5 stories 57.95 feet	✓
Max. Lot Coverage	100% (with 1:1 green roof offset)	94.2%	✓
Min. Residential Unit Sizes	Studio – 500 sq. ft. 1-bedroom – 650 sq. ft. 2-bedroom – 800 sq. ft.	N/A 675 sq. ft. 800 sq. ft.	✓
Open Space/Recreation	1,875 sq. ft. (15 % of lot area)	965 sq. ft. (roof terrace) 2985 sq. ft. (green roofs)	✓
Min. Rooftop Amenity Setback	5 feet – stories 2-4 8 feet – terraces/recr. above 4th st	24.67 & 23.67 feet	✓
Parking	40 (1 per studio/1-bedroom, 1.25 per 2- bedroom less 4 EV ordinance credit)	40	✓
Bicycle Parking	20 (0.5 spaces per unit)	28	✓
Curb Cut	22 feet wide – within 10 feet of Avenue C block centerline	22 feet – 9'-11" from block centerline	✓
Signs	125 sq. ft. (3 signs max.)	24 sq. ft. (3 signs)	✓

Master Plan & Redevelopment Plan

The Redevelopment Plan for project area has been determined by the governing body to be consistent with the Master Plan of the City of Bayonne. The proposal is consistent with and advances the following goals and objectives of the Redevelopment Plan:

- *To provide for the coordinated development of obsolete land uses in a manner consistent with the City Master Plan, Hudson County Strategic Revitalization Plan, and State Development and Redevelopment Plan that allows for modern apartment living for a growing population;*
- *To promote revitalization of sites with existing buildings not easily adaptable to new uses and avert continued decline and blight.;*
- *To create economic development opportunities that will generate private sector investment, and increase tax ratables that will allow the City to provide better service to all its citizens;*
- *To promote redevelopment that is in scale with the surrounding development given the Redevelopment Area's prominent location on Avenue C;*
- *To enhance the surrounding streetscape and the aesthetic view from the street;*
- *To ensure high-quality and contextually appropriate architectural design;*
- *To ensure compliance with all applicable Federal, State, and local regulations;*
- *To promote and enhance pedestrian and bicycle travel;*
- *To develop in a manner that is sustainable and resilient.*

Other Development Plans

The New Jersey State Development and Redevelopment Plan (SDRP), which was adopted pursuant to the State Planning Act, provides a series of smart growth goals and policies, and provides mapping that reflects desired growth and development within several State Planning Areas. The State Plan Policy Map and SDRP classify Bayonne as a Metropolitan Planning Area (PA-1). According to the State Plan, the Metropolitan Planning Area should provide for much of the State's future development and redevelopment and serve to revitalize cities. The project area is located in an existing urbanized area characteristic of the Metropolitan Planning Area. It has existing infrastructure and is located in proximity of business districts and the HBLRTS 45th Street Station. The redevelopment of the project site is consistent with the intended purpose of the Metropolitan Planning Area.

The redevelopment of the project site also furthers other objectives of the State Plan enumerated by the Office of Planning and Advocacy of the New Jersey Department of State that defines smart growth as "well planned, well managed growth that adds new homes and creates new jobs while preserving open space, farmland, and environmental resources. Smart growth supports livable neighborhoods with a variety of housing types, price ranges and multi-modal forms of transportation." Smart growth is characterized by transit-oriented, pedestrian-accessible, and sustainable development.

According to the State mapping, the City of Bayonne and County of Hudson are an Urban Complex. The redevelopment of the project site is consistent with the guidelines enumerated in the Hudson County Master Plan.

3. REGULATORY REQUIREMENTS

In order to complete the project described herein, the applicant must obtain the following approvals:

- Preliminary and Final Site Plan Approval from the Planning Board of the City of Bayonne. Status – this application.
- Building, Plumbing, Mechanical, Electrical, Fire, and Street Permits from the Building Department, City of Bayonne. Status - to be submitted.
- City of Bayonne sewer and water approvals. Status – to be submitted.
- Passaic Valley Sewer Commissioners approval. Status – to be submitted.
- Soil Conservation Plan certification from the Hudson-Essex Passaic Soil Conservation District. Status – approved – see Appendix G.

4. IMPACT ON ECOLOGICAL SYSTEMS AND CRITICAL AREAS

Wetlands

The project site is not located in a designated wetland area (see NJDEP Wetlands Map in Appendix A). Therefore, no impacts are associated with the development of this site.

Impact - There are no wetlands impacts associated with this project.

Topography

The topography on the project site and in the surrounding areas generally slopes from Avenue C to the east towards Broadway. The boundary and topographic survey of the property as well as the engineering proposed grading plan have been submitted as part of this land use application and are incorporated by reference and made an integral part of this document.

Lot 2 previously contained two structure whose roofs drained to the municipal sewer and a small landscaped area fronting on Avenue C and West 48th Street that drains, at a ± 2% slope, onto Lot 3.

Lot 3 is a relatively narrow and long strip of land that fronts on both West 48th Street and West 49th Street and abuts the full length of Lot 4. Lot 3 is overgrown with vegetation and drains to the east and northeast towards the adjoining Lot 4 parking area and West 49th Street. The southern part of Lot 3 drains to the east, at a ± 2% slope, while the northern part of Lot 3 drains to the northeast at a ± 7% slope.

Impact - There are no steep slope impacts associated with this project. New development provides an opportunity to address the historic topographic drainage pattern to adjoining properties.

Flood Plains

The project site is not located within a designated flood hazard area (see FEMA Preliminary Flood Insurance Map in Appendix B).

In January, 2026, the NJ Dept. of Environmental Protection adopted the "REAL" (Resilient Environments and Landscapes) regulations – a comprehensive update of land resource protection regulations focused on effects of sea level rise, extreme weather events, chronic flooding, and other impacts of a changing climate.

The REAL rule raised regulatory flood depths along tidal waters by four feet above FEMA's 100-year flood elevation due to observed and anticipated sea level rise along New Jersey's coastline. Bayonne is surrounded by tidal waters and is

impacted by this rule. The new regulatory Climate Adjusted Flood Elevation – Sea Level Rise (CAFÉ SLR+4) has been mapped by NJDEP. The project site is not located in the regulatory CAFE SLR+4 area (see Appendix C).

Impact - There are no flood plain impacts associated with this project.

Surface Waters

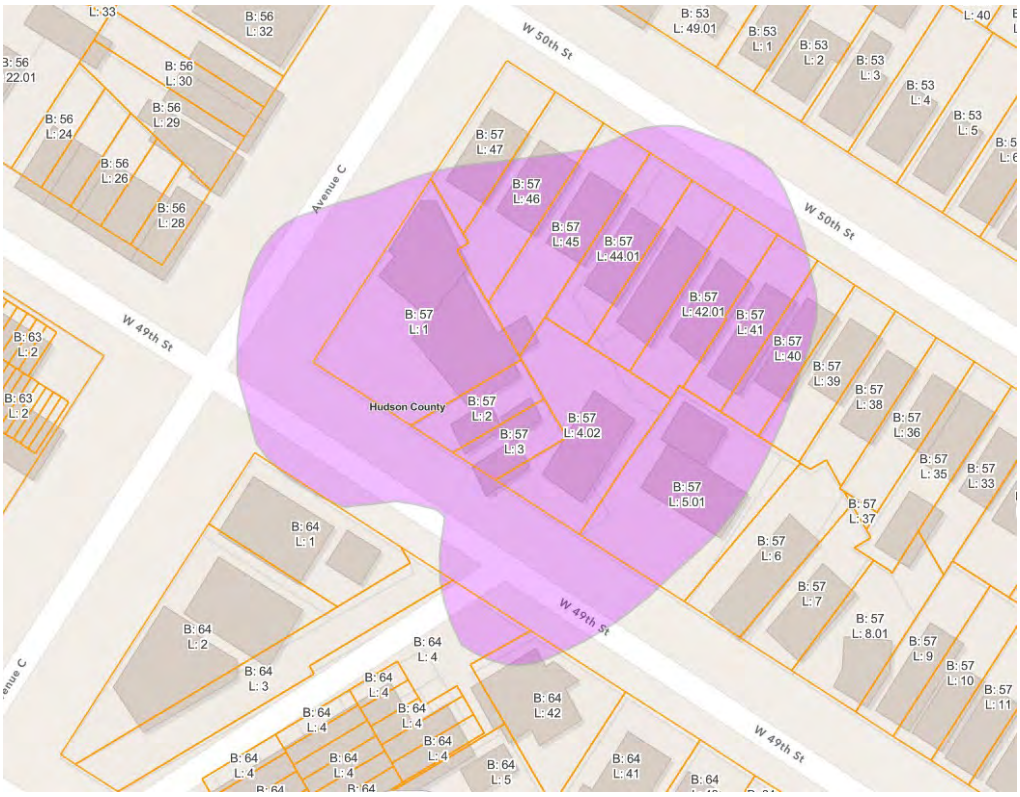
The City of Bayonne is located on a peninsula at the southern limit of Hudson County with Newark Bay to the west, Kill Van Kull to the south and Lower New York Bay/Hudson River to the east. There are no surface waters identified in the NJDEP Surface Waters Map (see Appendix D) at the project site. The nearest surface water to the project site is Newark Bay which is located approximately 2,200 feet to the west of the site.

Impact - There are no impacts to surface water bodies associated with this project.

Environmental

A review of NJDEP mapping of contaminated sites and facilities (see Appendix H) does not identify the project site as an area of interest.

However, the auto repair shop, formerly Getty Station # 56301, located at the northeast intersection of West 49th Street and Avenue C, has been identified as a known groundwater contamination site. The contamination plume is identified on the mapping as shown below:



The identified plum covers an area of ~64,500 square feet and directly impacts a number of adjoining properties, including the northeastern corner of Lot 3 which is the subject of this application. No building or other structure is proposed in this immediate location.

The applicant received a letter dated 5/6/2026 from counsel for Getty Properties Corp. requesting access to the property to perform a vapor intrusion investigation to test for methyl tert butyl ether (MBTE), a petroleum related compound that was detected in the vicinity. The applicant has consented to access. A copy of the document is provided in Appendix I.

A 1000-gallon underground heating oil tank that was located under the Avenue C sidewalk was removed in 2025. The August 26, 2025 No Further Action Letter from the NJ-DEP is provided in Appendix I.

Pre-demolition asbestos abatement was performed by E & V Services in November/ December 2025. Documentation is provided in Appendix I.

Flora and Fauna – Endangered Species

Prior to the mid-March 2026 demolition activity, the site was occupied by vacant land and unoccupied, non-habitable structures. The site was 51% covered with pavement or structures. Vegetation on the site consisted of overgrown grassed and vegetated yard areas. The proposed development of this site will not negatively impact local vegetation. The proposed development will provide new mature landscaping at the street level and a green roof system. Fauna is limited to domesticated pets and seagulls and other common birds. Based on NJDEP mapping (see Appendix E), there are no areas of known habitats for rare or endangered species located on or surrounding the project site. The nearest habitat for rare or endangered species is located within the surface waters of Newark Bay, Kill Van Kull, and Lower New York Harbor/Hudson River. There are no detrimental impacts associated with threatened and endangered species related to this project.

Impact - There are no expected biological or endangered species impacts associated with this project.

Air Quality

Existing air quality in the vicinity of the site is typical of the northern New Jersey/metropolitan New York urban/suburban environment. Existing hazardous pollutants are generated from automobiles, light and heavy trucks, buses, and heavy equipment operating throughout the region.

During construction, there is a potential for airborne particulates associated with construction activities. These activities are short term (on the order of hours) and are generally controlled by daily watering of surface areas subject to traffic and other dust control techniques described under the approved Soil Erosion and Sediment Control Plan certification. The use of portable generators will be discouraged by providing temporary electric power to the site.

Air quality impacts after construction are limited to automobile and mechanical equipment emissions resulting from the occupancy of the building. All mechanical equipment will be newer, high efficiency equipment. Automobile emissions are regulated and controlled by governmental agencies.

No activities associated with the operation of the building will result in the generation or emission of smoke. The proposal does not include the construction of any stacks or vents intended to discharge dust or solid particles. No activities associated with the operation of the building will result in the emission of odorous gases or generation of any odorous matter.

HVAC units proposed for the project will provide an adequate indoor climate and temperature as required by applicable codes.

Impact - There are no expected air quality impacts associated with this project.

Soil Erosion and Sediment Control

The site will be graded and prepared as required in the project geotechnical report to accommodate construction of the proposed development. Soil erosion and sediment control measures will be employed to control erosion, prevent tracking of soil onto the surrounding streets, and minimize sedimentation in nearby storm inlets throughout the construction phase of the project. A Soil Erosion and Sediment Control Plan Certification has been approved by the Hudson-Essex-Passaic Soil Conservation District and is attached in Appendix G.

Impact - There are no expected soil erosion and sediment control impacts associated with this project.

Water Quality

Potential water quality impacts during construction will be controlled by appropriate soil erosion control methods discussed above.

Water supply to the development will be through the municipal water system. No significant impacts are anticipated.

Sanitary sewer service will be through the municipal system which provides the required level of treatment at PVSC. No significant impacts on the local collection and treatment systems are anticipated.

Storm water generated by the development will be detained by a garden/green roof system and onsite detention and will attain reductions such that post-construction peak runoff rates for the two-, ten-, and one-hundred-year design storm events utilizing NJDEP future-adjusted rainfall are at least 50%, 75%, and 80%, respectively, of the pre-construction peak runoff rates. The system designed for this project, in fact, provides greater levels of reduction in storm water flow to the municipal system during peak storm events. The Stormwater Management Report and engineering drawings depicting details of the stormwater management system and utility services have been submitted as part of this land use application and are incorporated by reference and made an integral part of this document.

Impact - There are no expected water quality impacts associated with this project.

Noise

Existing noise levels in the vicinity of the site are typical of the northern New Jersey/metropolitan New York urban/suburban environment.
Noise impacts associated with the proposed application will be minimal and limited mostly to those incurred during construction and will be controlled and kept below the 65dBa daytime threshold. There will be no nighttime activity at nighttime. Noise impacts after construction will be consistent with the underlying ambient noise level associated with the built urban environment.

Impact - There are no expected noise impacts on ambient levels associated with this project.

Glare/Lighting

The building, when constructed, will not result in any direct or sky-reflected glare due to permanent structures on the site. The proposed light levels on site have been designed to provide sufficient lighting while also limiting spillover onto adjacent properties. All site lighting will be through the use of LED fixtures.

Impact - There are expected no glare impacts associated with this project.

Solid Waste

All solid waste generated by construction activities will be handled, collected, and disposed of in accordance with all local, state, and federal requirements. After development of the site, all solid waste and recyclable materials generated by the development will be collected and stored on site for collection and disposal by private carter as required in the Redeveloper Agreement between the City of Bayonne and the designated redeveloper.

A Waste Management Operation Report and Waste Management Plan (site Plans drawings) have been submitted as part of this land use application and are incorporated by reference and made an integral part of this document.

Impact - There are no expected solid waste impacts associated with this project.

Transportation

The site is centrally located within the City of Bayonne and accessible both during and after construction. The project site is less than three blocks walking distance from the New Jersey Transit HBLRTS 45th Street light rail station. The volume of traffic to be contributed by this development, both during and after construction, is not expected to detrimentally impact current transportation characteristics in the area.

Impact - There are no expected transportation impacts associated with this project.

Historical and Archaeological

The subject property is not located within a historic district nor contained a listed or designated historic structure identified by the New Jersey State Historic Preservation Office (NJ-SHPO) (see NJDEP Historic Resources Map in Appendix F). The nearest historic site is the St. Vincent DePaul R.C. Church located at 47th Street and Avenue C which has been individually listed by the NJ-SHPO.

The former synagogue building that housed Congregation Ohav Sholem was identified as a potential local landmark in the Historic Site Reconnaissance Survey, Bayonne dated 7/27/2000. The synagogue building and attached building were constructed in 1925 and closed in 2003. Since closing the buildings fell into an unsafe

and dilapidated state, were structurally unsound, and were not suitable for rehabilitation.

Impact - There are no historical and archaeological impacts associated with this project.

5. ENVIRONMENTAL CONTROLS

Potential environmental impacts due to the development of this project include short term water quality, air quality, and noise impact associated with construction activities. To the greatest extent possible, and in full compliance with all local, state, and federal requirements, these unavoidable adverse environmental impacts will be minimized and mitigated.

The potential for dust generated during construction activities will be controlled by daily watering of surface areas subject to traffic and other dust control techniques described under the approved Soil Erosion and Sediment Control Plan certification. The use of portable generators will be discouraged to dimmish potential air quality impacts by providing temporary electric power to the site.

A Construction Sequence and Staging Plan has been submitted as part of this land use application and is incorporated by reference and made an integral part of this document. This plan outlines procedures for a) protection of adjoining properties; b) traffic control, access, and safety during construction; c) support of excavation requirements; d) construction waste management; e) construction processes; and f) project completion and close-out.

Soil erosion and sediment control measures will also be employed to control erosion, prevent tracking of soil onto the surrounding streets, and minimize sedimentation in nearby storm inlets throughout the construction phase of the project.

Post-development, storm water generated at the site development will be detained by a green roof system and onsite detention that will reduce post-construction peak runoff rates for the two-, ten-, and one-hundred-year design storm events to, at most, 50%, 75%, and 80%, respectively, of the pre-construction peak runoff rates. This is a significant environmental benefit of the project.

Ongoing maintenance of the storm water management systems, including, but not limited to green roofs and detention system components will be performed in accordance with Storm Water Maintenance Plan (as recorded with the Hudson County Clerk). This Maintenance Plan has been submitted as part of this land use application and is incorporated by reference and made an integral part of this document.

6. COMMUNITY IMPACT

The following section is intended to assess the impact of the project on the community including population increase, increase in municipal and school services, and consequences to the municipal tax structure. This section references a Memorandum to the City of Bayonne Mayor and Council from NW Financial Group, LLC dated December 7, 2025.

Estimated Population Impact

Utilizing demographic multipliers for 5-49 unit new multifamily rental projects contained in the November 2018 study *Who Lives in New Jersey Housing? – Updated New Jersey Demographic Multipliers* by Alexandra Voicu and David Listokin of the Center for Urban Policy Research (CUPR), Bloustein School of Planning and Public Policy, Rutgers University, the number of residents generated by the development this 40-unit project is expected to be:

UNIT TYPE	No. OF UNITS	PERSONS/UNIT	No. OF PERSONS
1-Bedroom	24	1.662	40
2-Bedroom	16	2.359	38
TOTAL	**40**		**78**

Estimated Public School-Aged Children Impact

Utilizing demographic multipliers from the study referenced earlier, the projected population increase of school age children resulting from the proposed project is:

UNIT TYPE	No. OF UNITS	SCHOOL AGE CHILREN PER UNI	No. OF SCHOOL AGE CHILDREN
1-Bedroom	24	0.143	3
2-Bedroom	16	0.196	3
TOTAL	**40**		**6**

Fiscal Impact

The proposed project will generate additional residents and school-aged children within the City. Municipal services that provide a direct benefit to all residents include, but are not limited to, emergency services, police services, fire services, street and road maintenance, government services and operation, and parks and recreation. Utilizing the NJ Division of Local Government Services *PILOT Financial Agreement Forecast Model*, the resident portion of the municipal portion of the 2025 adopted municipal budget is $18,418,926 out of total appropriations of $102,083,679. The average per resident cost is $ 247.13 ($18,418,926 resident portion of budget ÷ 74,532 resident population). Based on this, the estimated municipal costs associated with the new development is $ 19,276.

The total cost per student based on the 2025-2025 User Friendly Budget for the City of Bayonne School District is $ 11,228 per student. Approximately 36.5% of district general fund revenues, or $4,100 per student, comes from municipal tax sources. Based on this, the estimated cost associated with the new public-school children is $24,600.

Revenue

Based on the PILOT projection, the first-year revenue to the City generated by the PILOT is $ 71,839. The total revenue over the life of the agreement is $ 4,779,295.

The tax payment structure for this project is controlled though to a formal redeveloper with the designated redeveloper as finalized by the City of Bayonne Administration and Council.

7. ALTERNATIVES TO DEVELOPMENT

Application as Presented: The proposed plan, as described herein and in the submittal documents for this application, substantially conforms to all the requirements of the Redevelopment Plan regulating the development of the site as shown on the Redevelopment Plan Compliance Table included in this report.

Alternative # 1 – Smaller Project: Economic development and redevelopment are stated goals of the redevelopment plan. Any reduction in the size of the project diminishes its economic value to the city. A smaller project is a disincentive to revitalize this blighted site and is contrary to the stated purpose of the redevelopment plan and the NJ redevelopment law.

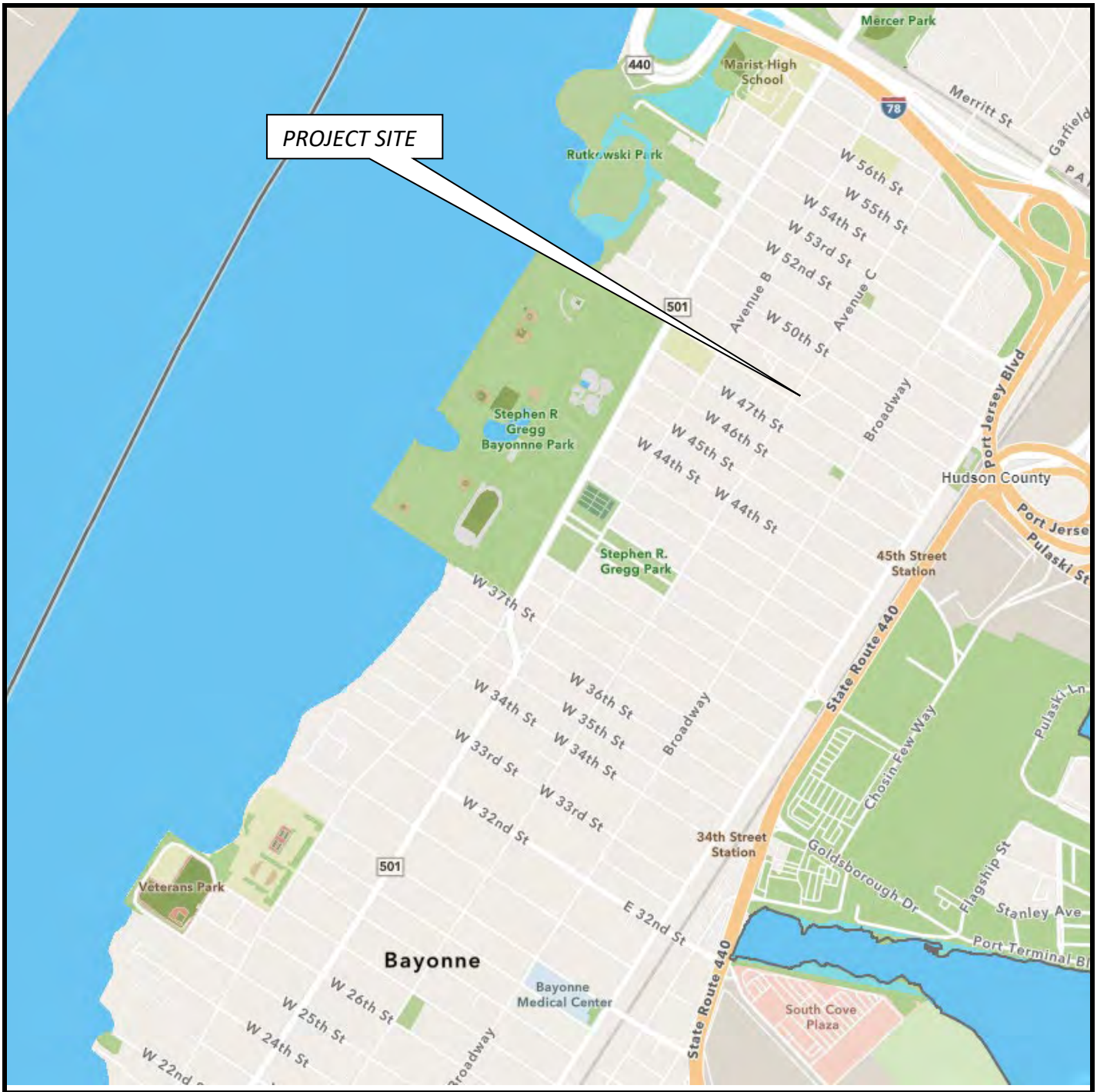
Alternative # 2 – Non-MF Residential Project: The construction of a commercial building, mixed commercial/residential building, or low-density residential homes are not listed as permitted uses under the Redevelopment Plan. Uses that are not listed as permitted uses are prohibited and, as such this alternative cannot be considered.

Alternative # 3 – No Development: The continued stagnation and non-utilization of the property serve no benefit to the community. In its prior and current state, the site is a detriment to the community and is contrary to the redevelopment plan vision for a vibrant community.

8. CONCLUSIONS

Based on the above findings, it is our conclusion that the development of the site will have no adverse ecological, environmental, or fiscal impacts on the site, the immediate area, or the City of Bayonne.

APPENDIX A – NJDEP WETLANDS MAP



Wetlands

Scale: 1″ = 0.25 mi.

Source: NJDEP ARCGIS/GEO-WEB

PROPOSED RESIDENTIAL DEVELOPMENT

1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ

NJ-DEP WETLANDS MAP

DAL design group
Architecture • Engineering • Planning
11 West 8th Street
Bayonne, NJ 07002

Date: October 2025

APPENDIX B – FEMA PRELIMINARY FLOOD INSURANCE MAP



Preliminary Flood Hazard Zones

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

Scale: 1″ = 0.25 mi.

Source: NJDEP ARCGIS/GEO-WEB

PROPOSED RESIDENTIAL DEVELOPMENT

1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ

FEMA PRELIMINARY FLOOD INSURANCE MAP

DAL design group
Architecture • Engineering • Planning
11 West 8th Street
Bayonne, NJ 07002

Date: October 2025

APPENDIX C – NJDEP CLIMATE ADJUSTED FLOOD ELEVATION MAP



Total Climate Adjusted Flood Elevation (CAFE SLR 4ft) for New Jersey

Sea Level Rise - 4 Feet

FEMA AE Zone (1 pct chance)

FEMA VE Zone (1 pct chance)

Scale: 1″ = 0.25 mi.

Source: NJDEP ARCGIS/GEO-WEB

PROPOSED RESIDENTIAL DEVELOPMENT

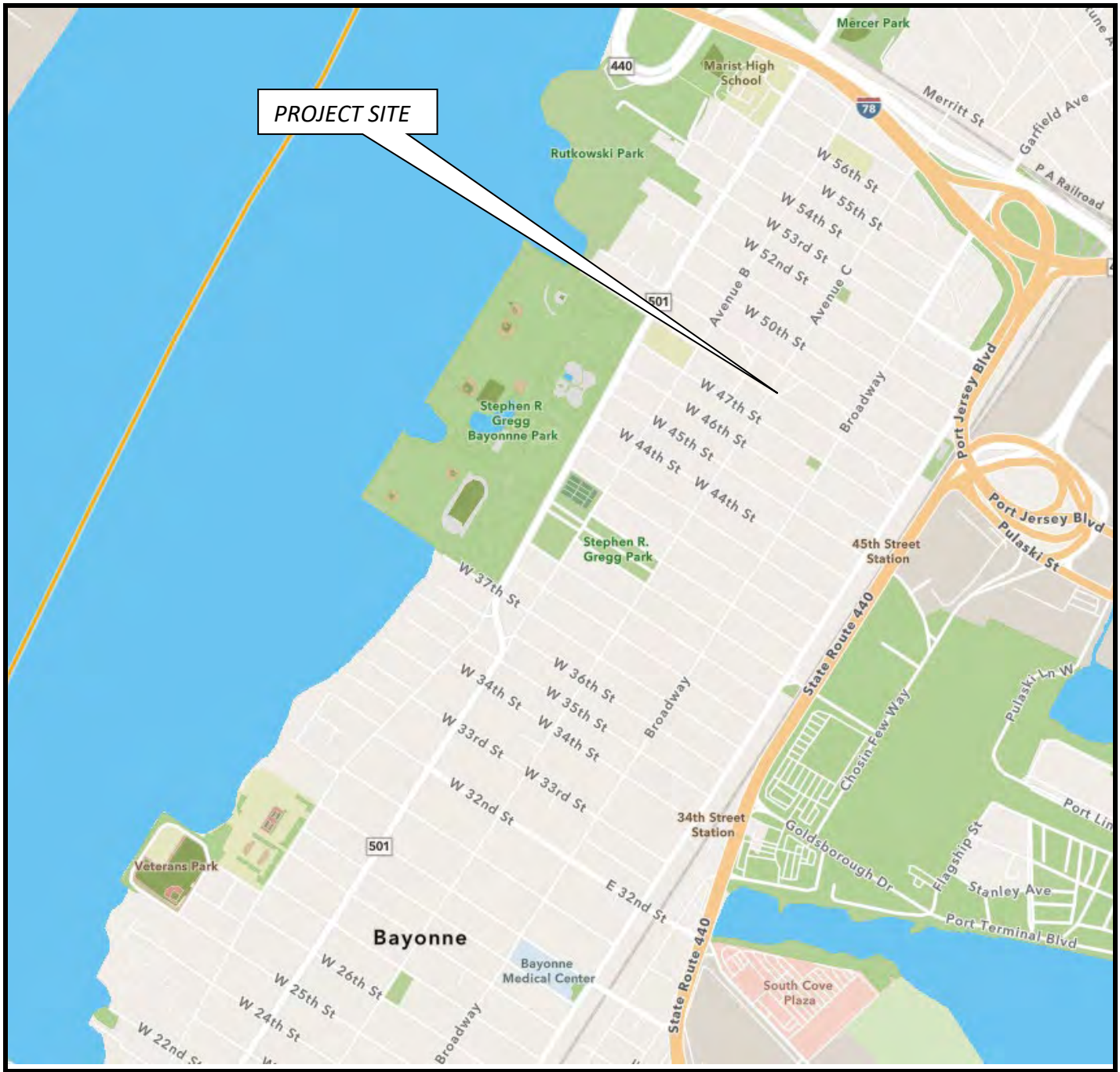
1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ

NJDEP CAFE SLR + 4 FLOOD MAP

DAL design group
Architecture • Engineering • Planning
11 West 8th Street
Bayonne, NJ 07002

Date: May 2026

APPENDIX D – NJDEP SURFACE WATERS MAP



Surface Water Quality Classification

SE3 Saline Estuary 3

Scale: 1″ = 0.4 mi.

Source: NJDEP ARCGIS/GEO-WEB

PROPOSED RESIDENTIAL DEVELOPMENT

1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ

NJ-DEP SURFACE WATERS MAP

DAL design group
Architecture • Engineering • Planning
11 West 8th Street
Bayonne, NJ 07002

Date: October 2025

APPENDIX E – NJDEP THREATENED AND ENDANGERED SPECIES MAP



PROPOSED RESIDENTIAL DEVELOPMENT

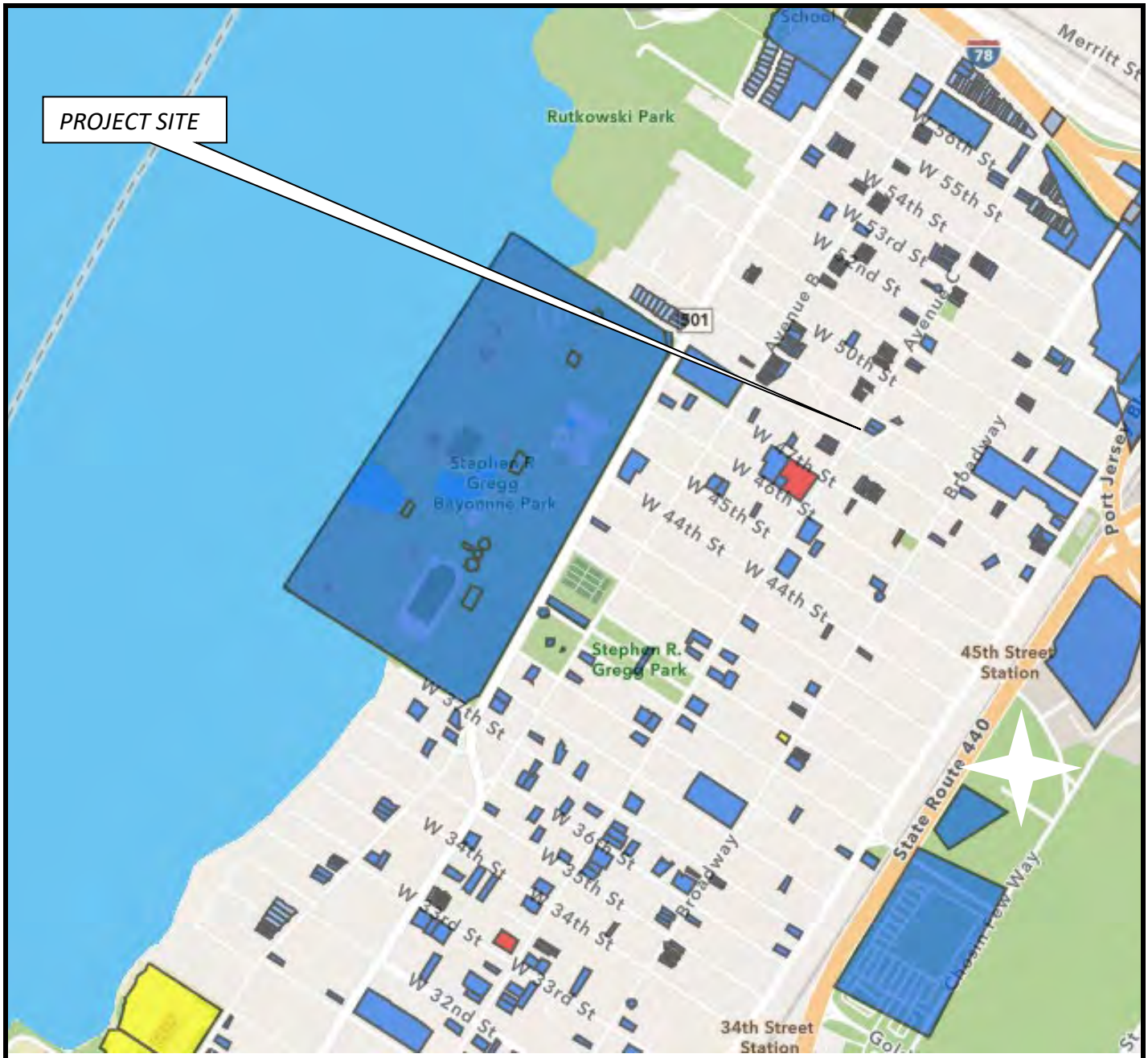
1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ

NJ-DEP THREATENED AND ENDANGERED SPECIES HABITAT MAP

DAL design group
Architecture • Engineering • Planning
11 West 8th Street
Bayonne, NJ 07002

Date: October 2025

APPENDIX F – NJDEP HISTORIC RESOURCES MAP



Historic Properties
- Listed INDV
- Listed HD
- Eligible INDV
- Eligible HD
- Identified INDV
- Identified HD
- Not Eligible INDV

Scale: 1" = 1000 ft.

Source: NJDEP ARCGIS/GEO-WEB

PROPOSED RESIDENTIAL DEVELOPMENT

1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ

NJ-DEP HISTORIC RESOURCES MAP

DAL design group
Architecture • Engineering • Planning
11 West 8th Street
Bayonne, NJ 07002

Date: October 2025

APPENDIX G – SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

New Jersey Natural Resources Conservation Program

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT
80 ORCHARD STREET
BLOOMFIELD, NJ 07003-5104
Telephone: (862) 333-4505
Fax: (862) 333-4507
www.hepsoilnj.org

February 11, 2026

Angelo Beskaly
John & Maryan LLC
140 Bleecker Street
Jersey City, NJ 07307

RE: **John & Maryan LLC Ave C Residential**
1012-1022 Avenue C, Bayonne, NJ
Block: 64 Lot: 2 & 3
HEPSCD Ch.251 ID# **226-H-5322**, SESC plan by DAL Design Group, dated 10/10/25

Dear Applicant:

The District has completed the review of the soil erosion and sediment control plan for the above referenced project and hereby reports that the plan meets the Standards for Soil Erosion and Sediment Control in New Jersey (N.J.A.C.290-1.1 et seq., promulgated pursuant to the New Jersey Soil Erosion and Sediment Control Act, N.J.S.A.4-24-39 et seq.). Accordingly, the plan is **certified** by the Hudson-Essex-Passaic Soil Conservation District subject to the following conditions:

- 48 hours prior to the commencement of any construction activity, complete & submit the District **Start Notice** form. The form is included in this mailing.
- A copy of the certified plan must be kept on the job site at all times.
- The applicant or contractor must request a final inspection (once landscaping and final soil stabilization is complete) & obtain a Report of Compliance prior to seeking a temporary or permanent Certificate of Occupancy.
- The District must be provided with written notification of any conveyance of this project, subject property, or portions thereof, including individual residential lots if applicable. Said notice must provide the names, addresses, and telephone numbers of subsequent owners.
- The District must be informed of address, email, and/or telephone number changes of owners, agents responsible for site construction, and job supervisors.

Please be advised that the Soil Erosion and Sediment Control Act authorizes the issuance of stop construction orders and penalties of up to $3000 per day for violations of the certified plan or for failure to comply with the aforementioned requirements. Please be further advised that any conveyance of this project or portions thereof will transfer full responsibility for compliance with the certified plan to subsequent owners. Please contact the District if you require assistance implementing the certified soil erosion and sediment control plan. This certification is valid for **3-1/2 years** from the date of this letter and is limited to the controls specified in this plan. It is not authorization to engage in proposed land use unless such use has been previously approved by the municipality or other controlling agency.

Yours truly,

Matthew J. Ward
Chairman

Cc: Planner, Municipality, County

New Jersey Natural Resources Conservation Program

For District Use Only

Recd 1/8/26

226-H-5322

Certified: 2/11/26

APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (NJSA 4:24-39 et. seq.) An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form.

Name of Project: John & Maryan, LLC Ave C Residential			Project Location: Municipality: Bayonne	
Project Street Address: 1012-1022 Avenue C			Block: 64	Lot: 2 & 3
Project Owner(s) Name: Angelo Beskaly John & Maryan, LLC			Email: vo.propertymanager@gmail.com	Phone # 201-420-8074 Fax # 201-420-7125
Project Owner(s) Street Address (No P.O. Box Numbers): 140 Bleecker Street			City: Jersey City	State: NJ Zip: 07307
Total Project Area (Acres)	Total Disturbed Area (Acres): 5300	Total Soil Restoration Area (Acres)	No. Dwelling or other Units: Cat C	Fee $: $775.00 + ISD (925)
Plans Prepared by*: Dal Design Group			Email of plan preparer: Daldesgrp@aol.com	Phone #: 201-823-0779 Fax #:
Street Address: 11 W8th Street			City: Bayonne	State: NJ Zip: 07002

*(Engineering related items of the Soil Erosion and Sediment Control Plan **MUST** be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seq.)

Agent Responsible During Construction: Angelo Beskaly John@JohnandMaryanllc.com			Email: vo.propertymanager@gmail.com
Street Address: 140 Bleecker Street			
City: Jersey City	State: NJ	Zip: 07307	Phone: 201-420-8074 Fax #: 201-420-7125

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current **Standards for Soil Erosion and Sediment Control In New Jersey** and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

1. To notify the District in writing at least 48 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
2. To notify the District upon completion of the Project (Note: No certificate of occupancy can be granted until a report of compliance is issued by the District.
3. To maintain a copy of the certified plan on the project site during construction.
4. To allow District agents to go upon project lands for inspection.
5. That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
6. To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sediment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the initial project approval granted by the municipality. All municipal renewals of this project will require submission and approval by the district. In no case shall the approval extend beyond three- and one-half years at which time resubmission and certification will be required. Soil Erosion and Sediment Control Plan certification is limited to the controls specified in the plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. It is further understood that all documents, site plans, design reports etc. submitted to the district shall be made available to the public (upon request) pursuant to the Open Public Records Act, N.J.S.A. 47:1A-1 et seq.

1. Applicant Certification* Signature: [signature] Date: 01/07/26 Applicant Name (Print): Angelo Beskaly	3. Plan determined complete: Signature of District Official: [signature] Date: 2/10/26
2. Receipt of fee, plan and supporting documents is hereby acknowledged: Signature of District Official: [signature] Date: 1/27/26	4. Plan certified, denied or other actions noted above. Special Remarks: Signature of District Official: [signature] Date: 2/11/26

***If other than project owner, written authorization of owner must be attached.**

SSCC251 AP10 4/19

START NOTICE

HUDSON-ESSEX-PASSAIC
SOIL CONSERVATION DISTRICT

THIS FORM IS TO BE SUBMITTED TO PROVIDE THE REQUIRED 48 HOUR ADVANCE NOTICE OF THE START OF SOIL DISTURBING ACTIVITIES AND THE IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN

This project ~~requires~~ / does not require the NJDEP 5G3 (RFA) permit prior to groundbreaking.

PROJECT NAME: John & Maryann LLC Avenue C Residential

HUDSON-ESSEX-PASSAIC SCD 251 ID #: 2026-H-5322

PROJECT LOCATION: STREET ADDRESS: 1012-1022 Avenue C

MUNICIPALITY: Bayonne

PROJECT OWNER/APPLICANTS NAME: _____

ADDRESS: _____

PHONE #: _____ FAX: _____

E-MAIL: _____ CELL# _____

ON-SITE AGENT RESPONSIBLE DURING CONSTRUCTION or CONTRACTOR

NAME: _____

ADDRESS: _____

PHONE #: _____ FAX _____

EMAIL : _____ CELL# _____

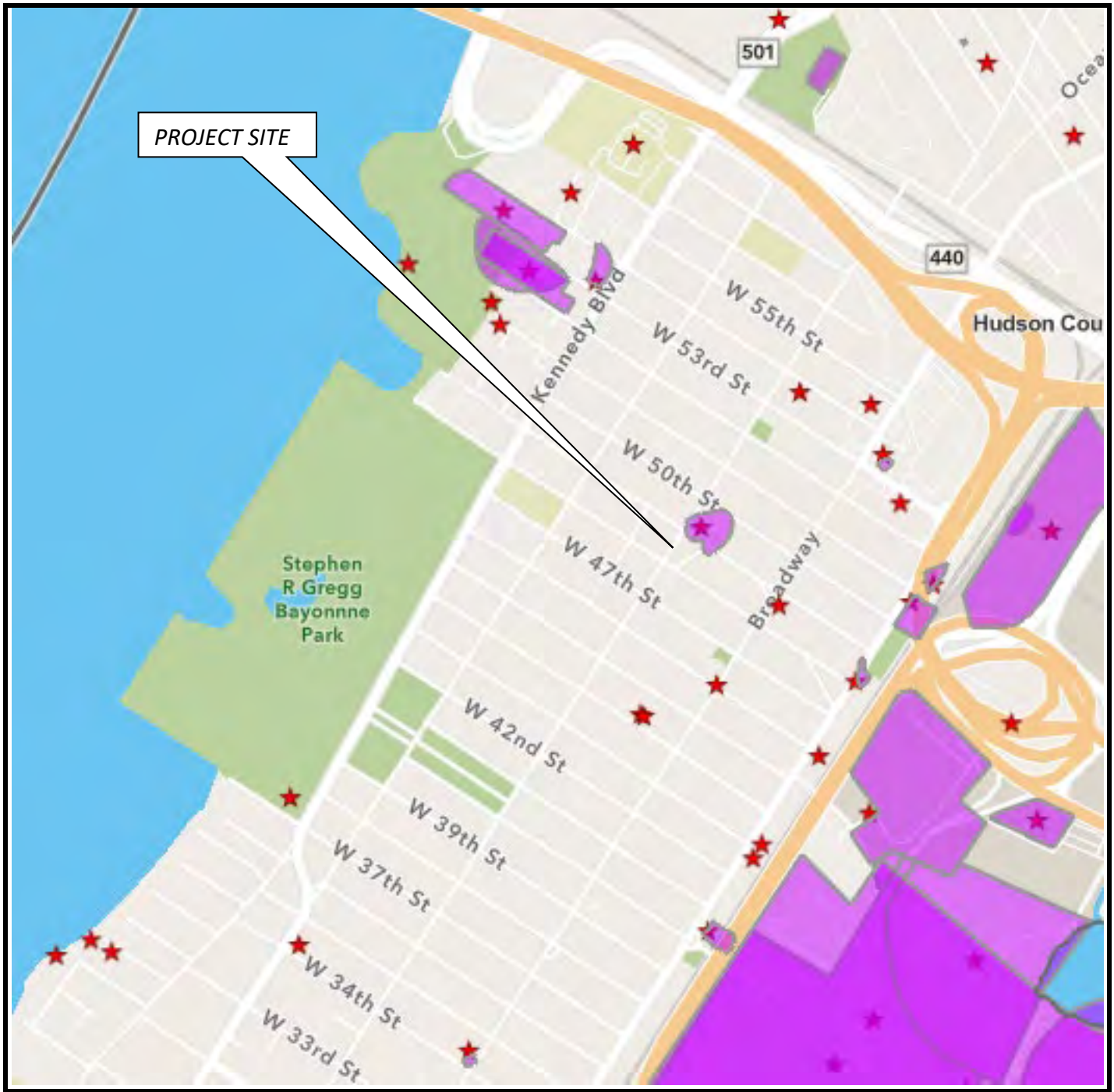
PROJECT START DATE : _____ ⟵

(including DEMOLITION, CLEARING, LAND GRADING) This form must be provided to the District at least 48 hours in advance of any soil disturbing activity pertaining to a plan previously certified by this office. Failure to provide this notification is a violation of the New Jersey Soil Erosion and Sediment Control Act, ch.251, P.L 1975, and may result in additional fees.

MAIL THIS NOTICE TO: HUDSON-ESSEX-PASSAIC SCD
80 ORCHARD ST.
BLOOMFIELD NJ 07003

Or send via FAX: (862) 333-4507 or EMAIL: information@hepscd.org

APPENDIX H – NJDEP GROUNDWATER CONTAMINATED SITES MAP



Sites and Facilities

Groundwater Contamination Areas (CEA)

Known Contaminated Site List

Scale: 1″ = 1000 ft.

Source: NJDEP ARCGIS/GEO-WEB

PROPOSED RESIDENTIAL DEVELOPMENT

NJ-DEP GROUNDWATER CONTAMINATED SITES MAP

1012-1022 AVENUE C
BLOCK 64 LOTS 2 & 3
CITY OF BAYONNE
HUDSON COUNTY, NJ

DAL design group
Architecture • Engineering • Planning
11 West 8th Street
Bayonne, NJ 07002

Date: May 2026

APPENDIX I – ENVIRONMENTAL DOCUMENTS

BRACH | EICHLER LLC

Frances B. Stella
Direct Dial: 973-403-3149
Direct Fax: 973-618-5549
E-mail: fstella@bracheichler.com

May 6, 2026

VIA REGULAR AND CERTIFIED MAIL

John & Maryan LLC
140 Bleeker Street
Jersey City, New Jersey 07307

Re: Site Access Request
1012-1022 Avenue C, Bayonne, New Jersey

Dear Sir/Madam:

This firm represents Getty Properties Corp. ("Getty") with regard to the environmental investigation of the former Getty Service Station #56031, located at 1028 Avenue C, Bayonne, New Jersey ("Site"). The New Jersey Department of Environmental Protection ("NJDEP") is requiring Getty to conduct a vapor intrusion investigation at the Property located at 1012-1022 Avenue C, Bayonne, New Jersey (the "Property"). During the course of the investigation of the Site, elevated concentrations of methyl tert butyl ether (MTBE), a petroleum related compound was detected in the vicinity of the Property. Due to the elevated concentrations of MTBE, a vapor intrusion (VI) investigation is warranted at the Property in accordance with the NJDEP's Vapor Intrusion Technical Guidance Document. As required by the NJDEP, Antea Group on behalf of Getty is requesting access to the Property to conduct a VI investigation to assess the indoor air quality at the Property. Please note that the investigation will be conducted at no cost to you, the property owner, and that refusal to grant access to your property will result in the NJDEP directing Getty to pursue legal avenues to conduct the VI investigation.

As part of the VI investigation, Antea Group will collect sub-slab soil gas samples from the basement (or other subgrade structure) of your Property over a 30-minute period. The number of sub-slab soil gas samples and their locations will be determined by the size of your basement and other observations. Indoor air and ambient air samples will be collected simultaneously over a 24-hour period. The indoor air samples will be collected from the basement and first floor of your building. The indoor air samples are only analyzed if the sub-slab soil gas samples indicate the presence of targeted analytes at concentrations that would trigger the analysis of the indoor air samples. Additionally, an outdoor air sample will be collected to assess background conditions.

The air samples will be collected using laboratory supplied stainless steel summa canisters (this is a type of self-evacuating canister that gradually fills over a specific period time) fitted with 24-hour flow controllers for the indoor and outdoor air samples, and 30-minute flow controllers for sub-slab soil gas samples. Once each canister is full, the air samples will be transported to a New Jersey-certified laboratory for analysis via United States Environmental Protection Agency (USEPA) Method TO-15. The VI investigation will be conducted over a 2-day period. A copy of the laboratory analytical results will be provided to you upon receipt from the laboratory. For more information about how vapor intrusion occurs and how the sampling is conducted (**Exhibit A**).

Additional vapor intrusion testing may be necessary depending on the results of this round of sampling. Furthermore, if testing of the soil gas beneath the Property indicates elevated levels of VOCs that are not related to the Site, this information will be provided to the NJDEP's Communication Center for possible future investigation.

Enclosed is an Offsite Access Agreement for your review and execution, along with a detailed scope of work (**Exhibit B**). Please sign the attached Agreement and send it back to me in the enclosed self-addressed stamped envelope. Alternatively, a scanned copy of the executed access agreement can be sent via email to the undersigned. I will then have Getty execute the access agreement and return a copy to your attention. Upon execution of the Access Agreement, an Antea Group representative will contact you to schedule the sampling event. Please contact Felix Kluvitse at (609) 920-4450 if you have any questions or if you would like to schedule the investigation.

Pursuant to *N.J.A.C.* 7:26C-8.2, Getty is required to make two requests for access. If no agreement can be made after good faith efforts, there is a denial of access, or there is no response from the offsite property owner, Getty is required to file an Order to Show Cause with the Superior Court of New Jersey. We would prefer to amicably resolve this matter, thus I would appreciate a response or we will be required to file an Order to Show Cause.

If you have any questions or require additional information, please do not hesitate to contact me via the contact information provided below.

Sincerely,

Frances B. Stella

FBS:dp
Enclosures

BE.17065807.1/BEO002-102400

Fact Sheet

Evaluating Indoor Air near VOC Contaminated Sites

What are VOCs?

Volatile organic compounds (VOCs) are a class of chemicals that readily evaporate at room temperature. Gasoline, dry cleaning fluid, degreasing agents (solvents) and paint thinners are several examples of products that contain these compounds. VOCs may be found in soil and/or ground water due to spillage onto the ground, leaks from underground storage tanks and other types of discharges.

How VOCs in soil or ground water can affect indoor air

If VOCs contaminate soil or ground water at a site, it is important to evaluate nearby buildings for possible impacts from **vapor intrusion**. Vapor intrusion occurs when gases from the contaminated soil or ground water seep through cracks and holes in foundations or slabs of buildings and accumulate in basements, crawl spaces or living areas, as shown in the diagram below.

A variety of factors can influence whether vapor intrusion will occur at a building located near soil or ground water contaminated with VOCs. These include, but are not limited to, the concentration of the contaminants, the type of soil, the depth to ground water, the construction of the building, the condition of the foundation or slab and the existence of underground utilities that can create pathways for vapors to travel.

Short term exposure to high levels of organic vapors can cause eye and respiratory irritation, headache and/or nausea. Breathing low levels of organic vapors over a long period of time may increase an individual's risk for respiratory ailments, cancer and other health problems.

Organic vapors can be present inside a building at potentially harmful levels without being detectable by odor. **Sub-slab soil gas testing, near-slab soil gas testing** and/or **indoor air testing** are usually required to determine whether vapor intrusion is occurring at a property.

Testing for vapor intrusion

If your home or building is located near VOC-contaminated soil or ground water, NJDEP or an environmental contractor may ask permission to evaluate your property for vapor intrusion. This process typically involves first conducting sub-slab soil gas testing to check for vapors beneath the building, followed by indoor air testing, if necessary. During sub-

(over)

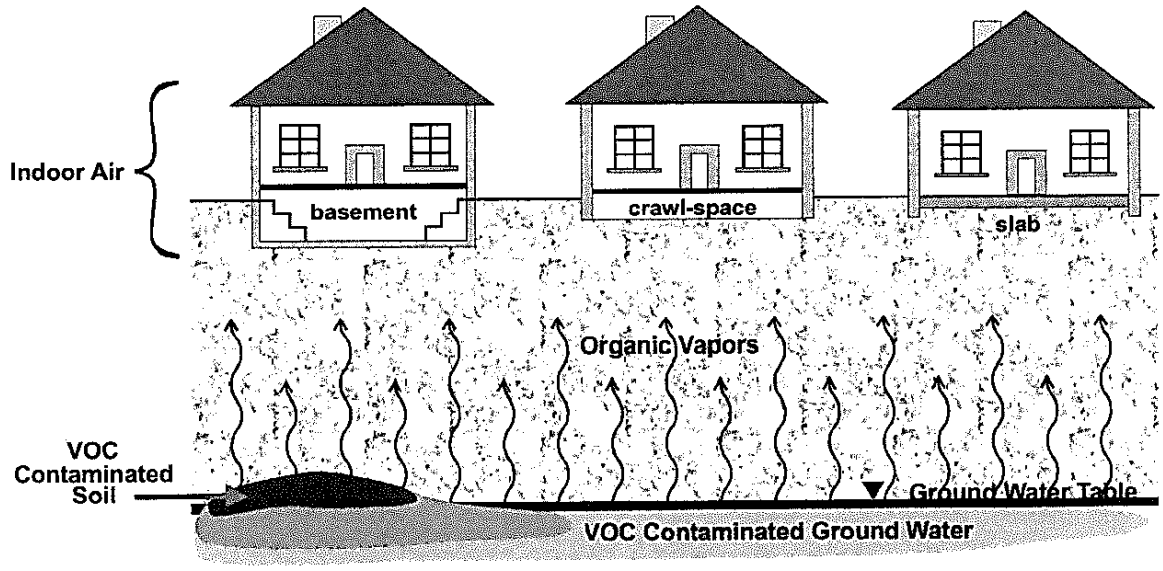


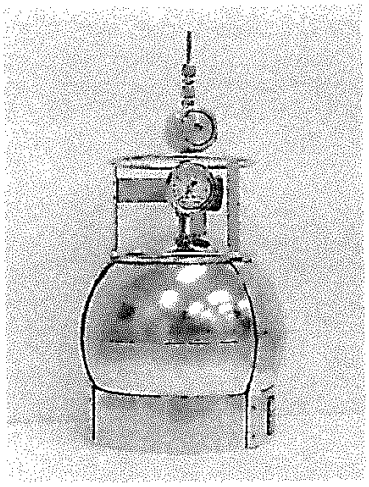
Diagram adapted from USEPA's *Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Ground Water and Soils, November 2002*

New Jersey Department of Environmental Protection
Site Remediation Program
(609) 984-3081 • Office of Community Relations

(continued)

slab testing, a small hole is bored through the basement floor or slab and a sample of the **soil gas** (the air trapped between the soil particles) is collected using an evacuated air testing canister (see below). If it is not possible to collect a soil gas sample from beneath the floor or slab, the sample may be collected by placing a probe in the soil directly adjacent to the building (near-slab testing). The soil gas sample is then sent to a certified laboratory to be analyzed for VOCs. If the analysis shows VOCs related to the subsurface contamination are present above NJDEP's Soil Gas Screening Levels (SGSL), then indoor air testing is necessary.

During indoor air testing, a canister is placed in the basement, crawl space or other part of the building for a period of time (normally 24 hours). If the analysis of the indoor air sample shows VOCs related to the subsurface contamination are present above NJDEP's Indoor Air Screening Levels (IASL), vapor intrusion is likely occurring. Additional evaluation of the property may be needed to confirm this finding.



An evacuated air testing canister. The pressure inside the canister is initially set lower than the indoor air, causing air to flow into the canister when the valve is opened.

Background contamination

Many materials and substances commonly found in commercial and residential settings, such as paints, paint thinners, gasoline-powered machinery, certain building materials and cleaning products, dry cleaned clothing and cigarette smoke, contain VOCs that may be detected by indoor air testing. Even VOCs from motor vehicle emissions and other outdoor sources can contaminate indoor air. When VOCs from these sources are detected during indoor air testing, they are referred to as **background contamination.**

Sometimes it can be difficult to determine whether the VOCs detected inside a building are due to vapor intrusion, background contamination or a combination of both. Before your building is evaluated for vapor intrusion you should receive a copy of NJDEP's *Instructions for Occupants – Indoor Air Sampling Events*. Please follow these instructions to minimize background contamination and help ensure that the test results are as definitive as possible.

Addressing vapor intrusion

If testing confirms vapor intrusion is causing potentially harmful levels of VOCs to accumulate inside a building, a **subsurface depressurization system** may be installed at the property. The system prevents vapors from entering the building by continuously venting the contaminated air beneath the basement slab or crawl space to the exterior of the structure. Subsurface depressurization systems are also used throughout the country to reduce levels of naturally occurring radon gas in buildings. See NJDEP's fact sheet titled *Subsurface Depressurization Systems* for more information about how these systems work.

***Instructions for Occupants — Indoor Air Sampling Events*, the *Subsurface Depressurization Systems* fact sheet and general information about vapor intrusion can be found in NJDEP's Vapor Intrusion Guidance Document, which is available at http://www.state.nj.us/dep/srp/guidance/vaporintrusion**

Information for Residents and Property Owners

Contact Name _____

Agency/Company _____

Phone Number _____

Email Address _____

NJDEP Contact & Phone Number (if different than above) _____

Sampling Date/Time _____

Notes/Instructions _____

_____

_____

June 2008

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Unregulated Heating Oil Tank Program
Mail Code 401-05
P.O. Box 420
Trenton, NJ 08625-0420
Phone #: 609-633-0544
Fax #: 609-984-6514

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

SHAWN M. LATOURETTE
Commissioner

August 26, 2025

Alex Kiszner
1012-1022 Holdings, LLC
338 Palisade Avenue
Jersey City, NJ 07307

Re: Area of Concern: 1000-Gallon #2 Heating Oil Underground Storage Tank System
Unrestricted Use - No Further Action Letter and Covenant Not to Sue
Block 64, Lot 2
1012-1022 Avenue C
Bayonne City, Hudson County
Program Interest #: 1109030, Activity Number: CSP250001
Communications Center Number: 25-06-16-1138-04

Dear Alex Kiszner:

Pursuant to N.J.S.A. 58:10B-13.1 and N.J.A.C. 7:26C, the New Jersey Department of Environmental Protection (Department) makes a determination that no further action is necessary for the remediation of the area of concern specifically referenced above, except as noted below, so long as 1012-1022 Holdings, LLC did not withhold any information from the Department. This action is based upon information in the Department's case file and 1012-1022 Holdings, LLC's final certified report dated August 11, 2025. In issuing this No Further Action Determination and Covenant Not to Sue, the Department has relied upon the certified representations and information provided to the Department.

By issuance of this No Further Action Determination, the Department acknowledges the completion of a Remedial Investigation and Remedial Action pursuant to the Heating Oil Tank System Remediation Rules (N.J.A.C.7:26F) for the area of concern specifically referenced above and no other areas.

NO FURTHER ACTION CONDITIONS

As a condition of this No Further Action Determination pursuant to N.J.S.A. 58:10B-12o, 1012-1022 Holdings, LLC and any other person who was liable for the cleanup and removal costs, and remains liable pursuant to the Spill Act, shall inform the Department in writing within 14 calendar days whenever 1012-1022 Holdings, LLC's name or address changes. Any notices submitted pursuant to this

paragraph shall reference the above case numbers and shall be sent to: Bureau of Case Assignment & Initial Notice, Contaminated Site Remediation & Redevelopment Program, 401-05H, P.O. Box 420, Trenton, NJ 08625-0420.

By operation of law a Covenant Not to Sue pursuant to N.J.S.A. 58:10B-13.1 applies to this remediation. The Covenant Not to Sue is subject to any conditions and limitations contained herein. The Covenant Not to Sue remains effective only as long as the real property referenced above continues to meet the conditions of this Conditional No Further Action Letter.

Thank you for your attention to these matters. If you have any questions, please contact Angelina Galletta at (609)940-7246.

Sincerely,



Michael A Justiniano, Bureau Chief
Unregulated Heating Oil Tank Program

c: Municipal Clerk, Bayonne City
Health Department
Andrew Robinson, Groundwork, Inc.

File Copy

E&V SERVICES
ASBESTOS REMOVAL & DEMOLITION

Lic# 02053

To: John &Marya LLc

CERTIFICATE

This will confirm that on December 08/2025, E&V Services LLc performed and complete the asbestos work identified in the contract at page 2. This will confirm that E&V Services LLc performed the following work located at : 1012 Ave C Bayonne NJ 07002.

E&V Services LLc certifies that the aforesaid asbestos was removed by it in accordance with the applicable Federal and state Law and regulations.

Sincerely,

E&V Services LLc

Angel Penaherrera

State of New Jersey
NOTIFICATION OF ASBESTOS ABATEMENT
(Pursuant to NJAC 8:60 and 12:120)

Date of Notification (1): 11/10/2025	Name of Building Owner/Operator (2): John & Maryan LLC
Agencies Notified: [X] EPA [ ] DEP [X] DOL [X] DOH [ ] DCA Type Notification: [X] Initial [ ] Amended Amendment #_____ [ ] Emergency (including justification) [ ] Cancellation	Street Address: 1022 Ave C City, State, Zip Code: Bayonne NJ 07002 Name of Contact: Telephone Number: 201-744-6638

FACILITY INFORMATION

Name of Facility Where Abatement is Taking Place (3): 1022 Ave C	Type of Facility (4): [ ] School (K-12) [ ] Subchapter 8 (Other than K-12) [X] Other (i.e. private & commercial buildings, homes, etc.)
Street Address: 1022 Ave C	
City (5): Bayonne NJ	Square Feet: # of Floors: Bldg. Age:
County (6): Hudson County Code (7) *(STATE USE ONLY)* _____	Current Use (Prior if being demolished)

Name of Monitoring Firm Hired by Building Owner (8) Street Address City, State, Zip Code Project Manager for Monitoring Firm Telephone No.	ASCM No.	Name of Abatement Contractor (9): E & V Services LLC Street Address: 711 Sip Street City, State, Zip Code: Union City NJ 07087 Telephone No.: 201-875-7290 License No.: 02053

Start Date (10): 11/21/2025 Scheduled Completion Date (11): 12/05/2025	Name of OSHA Monitor
Occupancy Status During Abatement (Check Only One) [ ] Facility Closed/Vacated During Entire Period of Abatement [ ] Abatement Performed Outside of Normal Facility Hours [X] Other – Describe: _____	Street Address City, State, Zip Code

Scope of Work (Check All That Apply)

[ ] ≥3 sf or ≥3 lf
[X] ≥160 sf or ≥260 lf

[ ] Renovation
[X] Demolition

[X] Full Containment with Negative Pressure
[ ] Mini-Enclosure
[ ] Glovebag Procedure
[ ] Non-Exempted (*) and Non-Friable Procedure

Location of Asbestos-Containing Material (ACM) TO BE ABATED In Facility (13)	Is Location Normally Used Solely by Maintenance/ Custodial Staff? (12) Yes	No	N/A	Description of Asbestos Containing Material (ACM) (i.e. thermal systems insulation, surfacing, VAT, or other miscellaneous)	Amount (Specify SF or LF)	Abatement Type: Removal	Repair	Encapsulate	Enclosure
INTERIOR		X		FLOOR TILE	400 SF	X			
EXTERIOR		X		ROOF	3100 SF	X			

Name of Registered Waste Hauler: TRISTATE TRANFER INC	NJDEP Waste Hauler ID No.: 24-1129	Cubic Yards of Waste: 2	Name of Registered Landfill: MINERVA ENTERPRISES LLC
City, State: BRONX NY 10474		Disposal Date	City, State: WAYNESBURG OH 44688

Completed by: Angel Penaherrera	Title: Owner	Signature	Date: 11/10/2025

ASB-41 (R-06-08)

* Do not use this form for asbestos licensure exempted activities.

IRIS ENVIRONMENTAL LABORATORIES

Asbestos Analysis of Non-Friable Organically Bound Materials via Transmission Electron Microscopy

Client: E&V Services **Address:** 711 Sip Street, Suite 303, Union City NJ 07087 **Phone:** (201) 875-7290 **Email:** eloy@ev-asbestoservices.com	**Samples Analyzed :** 9 **Stop :** 0 **Job Site :** (810) 1012-1022 Avenue C, Bayonne, NJ 07022	**ReportID:** RP251105027 **Sampled:** 11/04/2025 **Received:** 11/04/2025 **Analyzed:** 11/05/2025 **Reported:** 11/05/2025

Sample ID / Lab ID	Gravimetrically Reduced Subsample	%Total Asbestos	Asbestos Types	%Non_ Asbestos Fibrous	%Non-Fibrous Material	Description Sample Location
01 251104011	66%	15%	Chrysotile		85%	Floor Tile 1012 - 1st Floor - Large Room - floor tile
08 251104011	24%		No Asbestos Detected.		100%	Shingle 1012 - Side of Church - shingles
09 251104011	44%		No Asbestos Detected.		100%	Glue 1022 - 2nd Floor - ceiling - glue
10 251104011	21%		No Asbestos Detected.		100%	Floor Tile 1022 - 1st Floor - Large Room - floor tile
10B 251104011	29%		No Asbestos Detected.		100%	Mastic 1022 - 1st Floor - Large Room - floor tile
12 251104011	52%	11%	Chrysotile		89%	Floor Tile 1022 - 1st Floor - Room - floor tile
13 251104011	17%	2%	Chrysotile		98%	Roofing 1022 - Big Roof
14 251104011	3%		No Asbestos Detected.		100%	Roofing 1012 - Church - Roof
15 251104011	8%		No Asbestos Detected.		100%	Shingle 1012 - Church - Roof Shingles

E&V Services collected the sample(s) above.

Any sample containing 1% or greater amount of asbestos is considered to be an asbestos containing material (ACM) Test Methods -ELAP 198.4 "Method for identifying and Quantitating Asbestos is Non-Friable Organically Bound Bulk Samples" and/or EPA-600/R-93/116 Section 2.5" Asbestos in Bulk Building Materials By TEM Gravimetry. "

IRIS ENVIRONMENTAL LABORATORIES

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15 251104011	8%		No Asbestos Detected.		100%	Shingle 1012 - Church - Roof Shingles

E&V Services collected the sample(s) above.

Any sample containing 1% or greater amount of asbestos is considered to be an asbestos containing material (ACM) Test Methods -ELAP 198.4 "Method for identifying and Quantitating Asbestos is Non-Friable Organically Bound Bulk Samples" and/or EPA-600/R-93/116 Section 2.5" Asbestos in Bulk Building Materials By TEM Gravimetry. "

Client Sample ID	Sample Lab ID	Asbestos % Type(s)	Other Data % Non-Asbestos Fibers /Other	NOB	Sample Description Location
10	10-B	No Asbestos Detected	100% Other Non-Fibrous	YES	Tan Mastic 1022 - 1st Floor - Large Room - floor tile
11	11-A	No Asbestos Detected	100% Other Non-Fibrous	NO	White Skim Coat 1022 - 2nd Floor - walls - plaster
11	11-B	No Asbestos Detected	100% Other Non-Fibrous	NO	Gray Rough Coat 1022 - 2nd Floor - walls - plaster
12	12	No Asbestos Detected	100% Other Non-Fibrous	YES	Brown Floor Tile 1022 - 1st Floor - Room - floor tile
13	13	No Asbestos Detected	100% Other Non-Fibrous	YES	Black Roofing 1022 - Big Roof
14	14	No Asbestos Detected	100% Other Non-Fibrous	YES	Black Roofing 1012 - Church - Roof
15	15	No Asbestos Detected	100% Other Non-Fibrous	YES	Black Shingle 1012 - Church - Roof Shingles

E&V Services collected the sample(s) above.

Lab Manager: _____

Print Name: Rick Eustaquio

Analyst: _____

Print Name: Brenno Furtado

The analyses above were performed in accordance with EPA Method 600/R-93/116 or NYSDOH ELAP 198.6 for the determination of asbestos in bulk building materials by polarized light microscopy (PLM). Please note that while PLM analysis is commonly performed on non-friable and fine grained materials such as floor tiles and dust, the EPA method recognizes that PLM is subject to limitations. In these situations, accurate results may only be obtainable through the use of more sophisticated and accurate techniques such as transmission electron microscopy (TEM) or X-ray diffraction (XRD). Intra-laboratory Sr values: Chrysotile=0.29; Amosite=0.17; Crocidolite=0.01; Anthophyllite=0.02; Actinolite=0.01; Tremolite=0.01. This report related only to the samples reported above. The above report may not be reproduced, except in full, without written approval by IRIS Environmental Laboratories, Inc. The Analysis performed by IRIS Environmental Laboratories, Union, New Jersey. NJ DEP#: 20045 NIOSH PAT #:173498 ELAP# 12078 NVLAP# 600211

Iris Environmental Laboratories, Inc.
2333 Route 22 West, Union, NJ 07083
Phone: (908) 206-0073

Client: E&V Services	**Samples Analyzed :** 9	**ReportID:**	RP251105027
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Phone: (201) 875-7290	**Job Site :** (810) 1012-1022 Avenue C, Bayonne, NJ 07022	**Received:**	11/04/2025
Email: eloy@ev-asbestoservices.com		**Analyzed:**	11/05/2025
		Reported:	11/05/2025

Sample ID / Lab ID	Gravimetrically Reduced Subsample	%Total Asbestos	Asbestos Types	%Non_ Asbestos Fibrous	%Non-Fibrous Material	Description Sample Location

Lab Manager: _____ **Analyst:** Halaeidi

The analysis above was performed in accordance with ELAP 198.4 or EPA-600/R-93/116 for the determination of asbestos in bulk building materials by Transmission Electron Microscopy (TEM). According to NYS law, all negative NOB's (floor tiles, roofing materials, etc.) must be confirmed by TEM. This report related only to the samples reported above. Intra-laboratory Sr values: 0.29. The above report may not be reproduced except in full, without written approval by IRIS Environmental Laboratories, Inc. This report is not induced by any U.S Government Agency. NJ DEP#: 20045 NIOSH PAT #:173498 ELAP# 12078

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APPENDIX J – LIST OF REFERENCED DOCUMENTS

The observations and findings contained within this report were made with the benefit of the following document references:

1. Preliminary and Final Major Site Plan for Residential Development prepared by DAL Design Group, with a last revision date of August 29, 2026
2. Boundary and Topographic Survey prepared by Nor'East Land Surveying, LLC, dated July 2, 2026
3. 1012-1022 Avenue C Redevelopment Plan, adopted by Municipal Council on February 19, 2025
4. Determination of Area in Need of Redevelopment, adopted by Municipal Council on September 20, 2023
5. City of Bayonne Master Plan Re-Examination Report, dated August 2017
6. City of Bayonne Municipal Code
7. New Jersey Administrative Code
8. New Jersey State Development and Redevelopment Plan, adopted December 17, 2025
9. Hudson County Master Plan Re-Examination Report, dated August 2016
10. NJDEP NJ-GeoWeb Geographical Information System by New Jersey Office of GIS
11. Stormwater Management Report prepared by DAL Design Group, dated August 28, 2026
12. Construction Sequence and Staging Plan prepared by DAL Design Group
13. Memorandum to the City of Bayonne Mayor and Council from NW Financial Group, LLC dated December 7, 2025

APPENDIX K – PROFESSIONAL QUALIFICATIONS OF PREPARER OF REPORT

AVELINO SAMBADE, AIA, PE, PP

QUALIFICATIONS

NJ Registered Architect, Engineer and Planner with over 40 years of experience in the design, regulatory approval and construction management of a wide variety of construction projects including single and multi-family housing for affordable, low-income, special needs and market rate populations, retail and medical office facilities, industrial buildings, ecclesiastical facilities, utility infrastructure, municipal building and park facilities.

PROFESSIONAL

Licenses:
NJ Registered Architect
NJ Licensed P.E.
NJ Licensed Planner

Affiliations:
Amer. Institute of Architects
Amer. Society of Civil Engrs.
American Planning Association
International Code Council

EDUCATION

Bachelor of Engineering
Stevens Institute of Technology
Hoboken, New Jersey

PERSONAL

New Jersey Assembly recognition for pro-bono public agency services

US House of Representatives recognition for pro-bono public agency service

EXPERIENCE

Founding Principal
DAL Design Group, P.C., Bayonne, NJ 1987-Present
Oversee multi-disciplined design of over $900 million of new and rehabilitation construction projects funded through public and private sources.

Appeared before New Jersey municipal Planning Boards and Zoning Boards of Adjustment on over 700 occasions.

Project principal and project manager responsible for preparing applications for environmental regulatory permits.

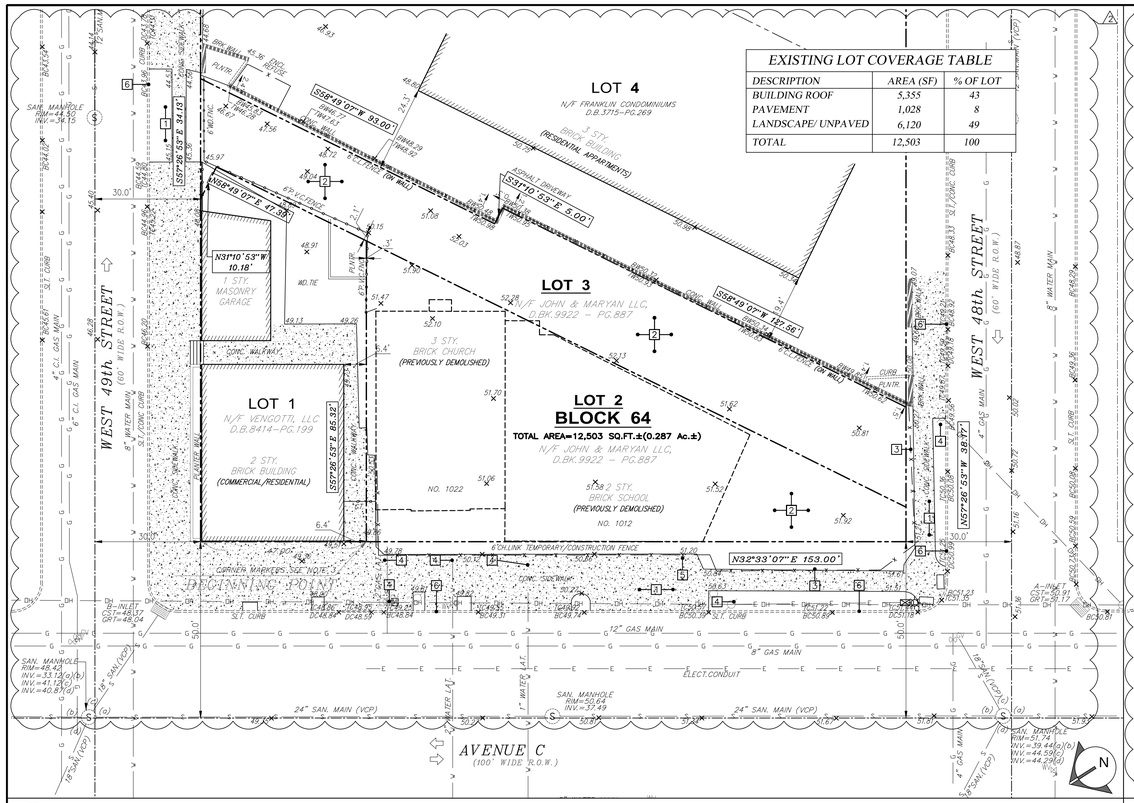
Project principal and project manager for more than $ 29 million in projects funded through the American Recovery and Reinvestment Act, and various HUD programs.

Oversee and prepare over 380 non-design/construction related assignments including building inspection and assessments, structure evaluations, land use plans, project pre-programming, master site planning, code compliance evaluations, and pre-development zoning assessment.

City Engineer, Assistant City Engineer
City of Bayonne, New Jersey 1981-1987
Full project services and responsibility including EDA and Green Acres grant applications, survey, design, regulatory permitting and construction supervision of a wide variety of public building and public facility projects including senior citizen and community centers, roadways, sanitary and storm sewer infrastructure improvements, award winning waterfront recreational facilities and pocket parks improvements, and water distribution systems.

Additional responsibilities included the supervision of the design group, code enforcement and zoning group, and water/sewer utility division.

APPENDIX L – EXISTING SITE CONDITIONS & PROPOSED SITE PLAN



A EXISTING SITE CONDITIONS / DEMOLITION PLAN

0 5 10 20 40 — 1" = 20'-0"

B PROPOSED SITE LAYOUT PLAN

0 5 10 20 40 — 1" = 20'-0"

DEMOLITION NOTES :

A. IT IS THE INTENT OF THIS DRAWING THAT THE CONTRACTOR COMPLETELY REMOVE AND DISPOSE OF ALL ITEMS AND THEIR ASSOCIATED CONSTRUCTION STATED BY NOTATION OR INFERENCE WITHIN THE ENTIRE PROPOSED CONTRACT AREAS. PREPARE ALL DISTURBED AREA FOR NEW CONSTRUCTION, CONTRACTOR SHALL RESTORE DISTURBED AREAS TO MATCH ADJACENT CONSTRUCTION AND FINISH.

B. THE EXTENT OF THE DEMOLITION SHALL BE COORDINATED IN DETAIL WITH THE EXTENT OF NEW CONSTRUCTION FOR THE SAME.

C. CONTRACTORS SHALL COORDINATE WITH ALL OTHER TRADES TO ENSURE PROPER DEMOLITION TAKES PLACE.

D. CONTRACTORS SHALL PROVIDE, AT ALL TIMES DURING CONSTRUCTION, PROPER MEANS OF EGRESS.

E. ANY RELOCATION OF ELECTRIC POLES, AND STREET LIGHTS, CALL BOXES, TRAFFIC SIGNS, OR TRAFFIC LIGHTS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES OR AGENCY AND THE OWNER.

F. UNDERGROUND UTILITY LOCATIONS WERE OBTAINED FROM VARIOUS SOURCES AND VERIFIED IN THE FIELD WHEREVER POSSIBLE. THEY ARE TO BE CONSIDERED IN APPROXIMATE LOCATIONS AND MUST BE VERIFIED BY THEIR OWNERS.

G. BEFORE DIGGING CALL 1–800–272–1000 FOR UTILITY MARKOUTS.

H. ELEVATIONS REFER TO NAVD88 DATUM.

J. BEARINGS ARE RELATIVE AND DATUM IS ASSUMED IN A GENERAL NORTH DIRECTION.

K. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL EXCESS DIRT, FILL AND MATERIAL PER ALL APPLICABLE CODES AND REGULATIONS. DEMOLITION DEBRIS SHALL NOT BE REUSED ON SITE.

L. CONTRACTOR SHALL EXCAVATE THE SITE AS REQUIRED TO ACCOMMODATE THE PROPOSED SCOPE OF WORK. CONTRACTOR SHALL PROPERLY SHORE ALL EXISTING ADJACENT CONSTRUCTION AND STRUCTURES. MEANS AND METHODS OF PROPOSED SHORING SHALL BE THE SOLE RESPONSIBILITY OF THE PROPOSED CONTRACTOR.

M. EXISTING WATER SERVICE AND SANITARY SEWER SERVICE LATERALS TO BE ABANDONED SHALL BE REMOVED UP TO THE EXISTING CONNECTION AT THE STREET MAIN AND CAPPED.

N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY FACILITIES AND SERVICES NECESSARY TO SATISFY FEDERAL, STATE AND LOCAL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING, PAVEMENT REPAIR, FENCING, PEDESTRIAN ACCESS, VEHICLE ACCESS, ETC.

O. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROTECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO, SIGNAGE, LIGHTS, FENCES, BARRIERS, AND PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL MEASURES.

P. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.

Q. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.

R. BREAK UP CONCRETE SLABS–ON–GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.

S. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.

T. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.

U. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

V. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

W. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.

X. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

DEMOLITION KEY NOTES:

CONTRACTOR SHALL REMOVE AND DISPOSE OF PROPERLY, IN THEIR ENTIRETY, ALL OF THE FOLLOWING EXISTING ITEMS:

ALL ITEMS NOTED TO BE REMOVED SHALL BE, BY NOTATION OR INFERENCE, REMOVED AND DISPOSED OF IN THEIR ENTIRETY.

1 CONCRETE SIDEWALK AND PAVEMENT AT PROPERTY FRONTAGE.

2 CLEAR AND GRUB AREA – REGRADE AS REQUIRED, PREP FOR PROPOSED FINISHED SURFACE AND GRADING ELEVATIONS. SEE SITE LAYOUT PLAN.

3 EXISTING FENCING SYSTEM INCLUSIVE OF ASSOCIATED FOOTINGS

4 ALL EXISTING UTILITY CONNECTIONS WHETHER OR NOT SHOWN ON PLAN. COORDINATE WITH UTILITY COMPANIES. CAP UTILITIES AT CURB.

5 EXISTING WALL INCLUSIVE OF ASSOCIATED FOOTINGS

6 CONCRETE CURBING CONSTRUCTION AT PROPERTY FRONTAGE.

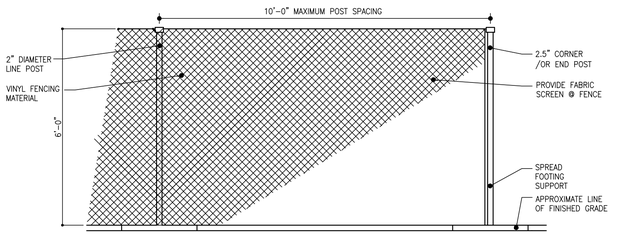
SITE LEGEND

PROPERTY LINE	
EXISTING CONTOUR	PROP. CONTOUR
EXIST. GAS LINE	PROP. GAS LINE
EXIST. WATER LINE	PROP. WATER LINE
EXIST. ELECTRIC LINE	PROP. ELECTRIC LINE
EXIST. SANITARY SEWER LINE	PROP. STORM SEWER (WIDTH BASED ON SEWER ø)
	PROP. SANITARY SEWER (WIDTH BASED ON SEWER ø)
EXIST. SPOT ELEVATIONS	PROP. SPOT ELEV.
EXIST. TOP OF CURB ELEV. / EXIST. BOTTOM OF CURB ELEV.	PROP. TOP OF CURB ELEV. / PROP. BOTTOM OF CURB ELEV.
EXIST. INLET	PROP. INLET
EXIST. MANHOLE	PROP. MANHOLE
PROP. POINT OF BEGINNING	PROP. POINT OF BEGINNING
EXIST. TRAFFIC SIGN	PROP. TRAFFIC SIGN
EXIST. GENERAL SIGN	PROP. GENERAL SIGN
EXIST. UTILITY BOX	GENERAL UTILITY BOX
EXIST. GAS VALVE	PROP. GAS VALVE
EXIST. WATER VALVE	PROP. WATER VALVE
EXIST. FIRE HYDRANT	PROP. FIRE HYDRANT
EXIST. DRAIN	PROP. DRAIN
EXIST. LAMP POST	PROP. LAMP POST
EXIST. UTILITY POLE	PROP. UTILITY POLE
EXIST. TRAFFIC SIGNAL	PROP. TRAFFIC SIGNAL
EXIST. CURB	PROP. CURB
EXIST. COBRA LIGHT POLE	

CALL BEFORE YOU DIG FOR YOUR FREE MARKOUT
811 OR 1-800-272-1000
IT'S THE LAW!

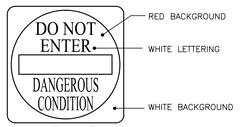
SITE PLAN NOTES:

1. SITE PLAN IS BASED ON TOPOGRAPHICAL AND BOUNDARY SURVEY PERFORMED BY:
NOR'EAST LAND SURVEYING, LLC.
LICENSE NO. 24GS04323000,
46 JACKSON AVENUE,
CARTERET, NJ 07008,
DATED: JULY 02, 2026.
2. THE LOCATION OF ALL PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD PRIOR TO THE COMMENCEMENT OF THE WORK. ANY CONFLICTS IN THE LOCATIONS OF THESE IMPROVEMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.
3. ALL SITE WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF NJDOT STANDARD SPECIFICATIONS, LATEST EDITION. ALL CONCRETE SHALL BE CLASS B–1.
4. THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL ITEMS AND THEIR ASSOCIATED CONSTRUCTION STATED BY NOTATION OR INFERENCE WITHIN THE PROPOSED SCOPE OF WORK AREA. PREPARE ALL DISTURBED AREAS FOR NEW CONSTRUCTION. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO MATCH ADJACENT CONSTRUCTION AND FINISH.
5. ALL PROPERTY CORNERS OR MONUMENTS REMOVED DURING CONSTRUCTION SHALL BE REPLACED BY A NEW JERSEY LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF THE EXCESS MATERIALS EXCAVATED OF WHATEVER NATURE AT THEIR OWN EXPENSE. THE OWNER IS NOT OBLIGATED TO SUPPLY A DISPOSAL SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING OF STORAGE AND STAGING AREAS AT NO ADDITIONAL COST TO THE OWNER.
8. APPROPRIATE CONSTRUCTION SIGNAGE SHALL BE INSTALLED FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. SIGNAGE SHALL BE MAINTAINED DURING CONSTRUCTION AND SHALL BE BAGGED DURING PERIODS OF INACTIVITY.
9. ALL UTILITY STRUCTURES (UTILITY BOXES, OIL FILL CAPS, WATER VALVES, GAS VALVES, BILLCO DOORS, ELECTRICAL VAULTS AND ANY OTHER APPURTENANCES) WITHIN THE PROPOSED SIDEWALK RECONSTRUCTION SHALL BE RESET TO CONFORM TO THE PROPOSED FINISHED GRADE.
10. CONTRACTORS FIELD STAKEOUT SURVEYOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND NOTING ANY DISCREPANCIES BETWEEN SITE FIELD CONDITIONS AND STAKING PLAN PRIOR TO CONSTRUCTION. SHOULD ANY DISCREPANCIES EXIST, CONTRACTOR'S SURVEYOR SHALL NOTIFY OWNER IN WRITING PRIOR TO COMMENCEMENT OF WORK. TOWNSHIP AND CONSULTANT TEAM ASSUME NO RESPONSIBILITY FOR WORK PERFORMED PRIOR TO FIELD VERIFICATION OF STAKING PLAN.
11. CONTRACTOR SHALL LAYOUT AND STAKE IN THE FIELD ALIGNMENT OF ALL PUBLIC CURBS, PAVEMENTS AND OTHER IMPROVEMENTS FOR REVIEW BY THE MUNICIPALITY. CONTRACTOR MAY NOT PROCEED WITH CONSTRUCTION OF IMPROVEMENTS UNTILL FINAL APPROVAL OF THE LAYOUT IS GRANTED BY THE MUNICIPALITY.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, BOTH ABOVE AND BELOW THE SURFACE. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER, PRIOR TO COMMENCING WORK. DO NOT WILLFULLY PROCEED WITH WORK IF ANY DISCREPANCIES ARE DISCOVERED, OTHERWISE ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE BORNE BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ITSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES OR STRUCTURES.
15. CONTRACTOR SHALL TAKE CARE TO PROTECT FROM CONSTRUCTION ALL EXISTING TREES, STRUCTURES UNDER/ABOVE GROUND SURFACE THAT ARE TO REMAIN. ANY DAMAGE DONE TO THESE DURING CONSTRUCTION MUST BE REPLACED AT CONTRACTOR'S OWN COST WITHIN THE CONSTRUCTION PERIOD.
16. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR CONSTRUCTION FROM THE APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
17. CONTRACTOR SHALL LEAVE THE SITE EACH DAY IN AN ORDERLY FASHION AND SHOULD REMOVE ALL LITTER, REFUSE, DEBRIS AND HAZARDOUS MATERIALS FROM THE SITE DAILY IN COMPLIANCE WITH APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR SHALL TAKE MEASURES TO LIMIT THE AMOUNT OF SOIL LEAVING THE SITE ON EQUIPMENT. ANY DEBRIS ON ROAD SURFACES OR SIDEWALK SHOULD BE CLEANED DAILY.
18. THE CONTRACTOR MUST PROVIDE A PORTABLE RESTROOM UNIT FOR THE DURATION OF THE PROJECT IN A LOCATION APPROVED BY THE OWNER.
19. CONTRACTOR SHALL BE REQUIRED TO SAFELY SECURE THE SITE THROUGHOUT THE DURATION OF CONSTRUCTION AND FINAL APPROVAL ALL COSTS ASSOCIATED WITH SECURING THE SITE, INCLUDING TEMPORARY FENCING, SHALL BE INCLUDED IN THE VARIOUS ITEMS ABOVE. ANY DAMAGE OF VANDALISM (SUCH AS FOOTSTEPS/HAND PRINTS IN SIDEWALK, BROKEN AND DAMAGED FURNITURE, ETC.) THAT OCCURS DURING THE CONSTRUCTION PERIOD WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED DUE TO LACK OF SECURED SITE ALL COSTS ASSOCIATED WITH WORK TO REMEDY THE DAMAGE SHALL BE BORNE BY THE CONTRACTOR.
20. ALL DISTURBED SHRUBS, FENCING, SIGNS, MAIL BOXES, DRIVES, ETC SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS RESTORATION, UNLESS SPECIFIED ELSEWHERE.
21. NO CHANGES SHALL BE MADE TO THE DESIGN OR LAYOUT WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ENGINEER. LAYOUT THE WORK AS DIMENSIONED OR STATIONED ON THE PLANS. WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE DISTANCES.
22. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
23. ALL SIDEWALKS SHALL HAVE A RUNNING SLOPE OF NO GREATER THAN 5% AND A CROSS SLOPE NO GREATER THAN 2% (PER ADAAG) UNLESS NOTED OTHERWISE ON GRADING PLAN.
24. ALL NEW CURBS AND PAVEMENTS SHALL MEET EXISTING CURBS & PAVEMENTS SMOOTH AND FLUSH.
25. NEW CURBS, WALLS, AND PAVEMENTS SHALL BE BUILT TO A SMOOTH EVEN FINISH WITH A CONSISTENT TOP AND PROFILE WITHOUT WAVES OR IRREGULARITIES. ANY WORK NOT MEETING THIS QUALITY STANDARD SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
26. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN OBSTRUCTIONS AND /OR GRADE DIFFERENCES EXISTS THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. DO NOT PROCEED WITH CONSTRUCTION AND ORDERING MATERIALS WHEN INFORMATION IS INCOMPLETE OR OTHER DISCREPANCIES MAY EXIST. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF SUCH CONDITIONS. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
27. CONTRACTOR IS RESPONSIBLE FOR POWER AND WATER NEEDED DURING CONSTRUCTION.



1 TEMPORARY CONSTRUCTION FENCE

3/16" = 1'-0"



2 PROPOSED CONSTRUCTION SIGNAGE

N. T. S.

Project Title
RESIDENTIAL DEVELOPMENT
1012-1022 AVENUE C
BLOCK 64 LOTS 2 &3
BAYONNE,
NEW JERSEY

Drawing Title
SITE LAYOUT, DEMOLITION PLAN AND NOTES

No.	Date	Revision
1	04/26/26	UPDATED SURVEY
2	08/29/26	GENERAL REVISION AND UPDATED SURVEY

Date: OCTOBER 10, 2025
Scale: AS NOTED
Drawn: INDO
Checked: CP/AS
Project: 202211-SP

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A. SAMBADE R.A. # 10852

DAL design group
ARCHITECTURE • ENGINEERING • PLANNING
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Drawing No.
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