

**STATEMENT OF APPLICATION**  
(Prepared by John McDonough, LA, PP, AICP)

**OWNER:** PENINSULA VIEW URBAN RENEWAL, LLC  
PO BOX 1009 - 85 EAST 2<sup>ND</sup> STREET  
BAYONNE, NJ 07002

**APPLICANT:** PENINSULA VIEW URBAN RENEWAL, LLC  
PO BOX 1009 - 85 EAST 2<sup>ND</sup> STREET  
BAYONNE, NJ 07002

**PROPERTY:** 75-87 EAST 31<sup>ST</sup> STREET  
BLOCK 411 LOT 2.01  
CITY OF BAYONNE, NJ (HUDSON COUNTY)

**ZONE:** PENN VIEW REDEVELOPMENT PLAN  
AMENDED JUNE 14, 2016

**PROPOSAL:** The application is for Preliminary and Final Site Plan approval.

The subject site is identified on the City of Bayonne tax rolls as Block 411 Lot 2.01, with address of 75-87 East 31<sup>st</sup> Street. The lot area comprises approximately 44,914 square feet (1.03 acres) and is currently vacant land. The site has frontage on Route 440, East 31<sup>st</sup> Street, East 32<sup>nd</sup> Street, and Prospect Avenue. Surroundings consist of a mix of residential uses and commercial uses along the Route 440 corridor. The site is an assemblage of multiple lots that were previously occupied by detached residential dwellings. The entire site has been designated as an area in need of redevelopment by the City of Bayonne.

The applicant proposed to redevelop the site with a multistory multifamily building that will deliver 165 new dwelling units and a variety of one-, two-, and three-bedroom options. The site will have access from East 31<sup>st</sup> Street and East 32<sup>nd</sup> Street. There will be no access on Route 440 or Prospect Avenue. The development will feature many amenities including a lounge; a theatre; a fitness center; a game room; co-working space; and an outdoor amenity deck. The architecture will be extremely attractive and the building will be a premier focal point on the Route 440 corridor.

On September 11, 2018, pursuant to Resolution P-18-012, the Bayonne Planning Board granted General Development Plan (“GDP”) approval for the site. The Planning Board found that the GDP advanced the goals and objectives of the redevelopment plan and the city master plan, including but not limited to the following: “the development enables economic development in a vibrant, well-developed community, creates the infrastructure necessary for the redevelopment, programs and develops open space for a variety of uses and otherwise advances the Redevelopment Plan objectives; strengthens the economic base of the City; promotes the City’s sound growth, general welfare and development and redevelopment in an orderly way; and, encourages development of infrastructure related to the City’s existing and proposed infrastructure.” The proposed site plan is in substantial conformance with the approved GDP.

**ZONING CONSIDERATIONS:**

The application is in substantial compliance with the highest tier of zoning controls in the redevelopment plan: the use, density, building height, building coverage, floor area ratio, unit sizes, lot size, parking supply, open space, and setbacks on all sides, all comply.

The application requires minimal relief as identified below.

## **Deviations**

- § RDP 3.3.2.C.(3).A: Maximum curb cuts along East 31st Street – 1 curb cut  
Proposed: 2 curb cuts along East 31st Street
- § RDP 3.3.2.C.(3).C: Vehicular access to parking structures from East 31st Street and/or Route 440  
Proposed: Access from East 32nd Street
- § RDP 3.3.2.C.(4).A: Off-street parking provided in parking structure  
Proposed: Does not comply – two (2) at-grade parallel parking spaces
- § RDP 3.3.3.A.(2): All buildings shall provide a main entrance onto a public street  
Proposed: Does not comply

## **Variances**

- § LDO 35-4.14.(A).3: Maximum Retaining Wall Height – Maximum 4 FT  
Proposed: 7.8 FT
- § LDO 35-17.5.D: Parking Screening Requirements – Parking must be screened from the street and adjoining residential properties  
Proposed: Does not comply

## **Design Exceptions**

- § LDO 35-17.5.D: Parking Screening Requirements – Parking must be screened from the street and adjoining residential properties  
Proposed: Does not comply
- § RDP 3.3.3.F: Maximum illumination at the property line – 1.0 FC  
Proposed: 5.4 FC along East 31st Street

## **PLANNING REASONS WHY THE APPLICATION SHOULD BE APPROVED**

The proposed development is in substantial conformance with the approved 2016 Redevelopment Plan and the approved 2018 General Development Plan. All the positives cited above as the basis for GPD approval carry forth to the site plan, including economic development, vibrant well-developed community, and infrastructure improvements. On balance, the benefits of this significant redevelopment project *as a whole* substantially outweigh any detriment. The relief is very minor in nature and will have minimal if any impact. The project has been designed to flow, function, and operate safely, efficiently, and comfortably.

The project will advance multiple purposes of the land use law at N.J.S.A. 40:55D-2 especially purpose (a), the promotion of the general welfare with new housing stock and diversity of housing choices; purpose (i) the promotion of a desirable visual environment with a signature focal point along the Route 440 corridor; and purpose (m) the efficient use of land by revitalizing stagnant vacant land and putting underutilized land back into productive use. As noted, the relief is very minor and can be granted without substantial detriment to the public or substantial impairment to the zone plan.

As noted in the NJ Supreme Court decision Pizzo Mantin Group v. Tp. of Randolph, 137 NJ. 216 (1994), the essence of good planning is rooted in the zoning regulations and when an application substantially complies, it should be approved.