

ENVIRONMENTAL IMPACT ASSESSMENT

HARBOR STATION SOUTH

GENERAL DEVELOPMENT PLAN
BLOCK 751, LOT 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 & 1.16
CITY OF BAYONNE
HUDSON COUNTY, NJ

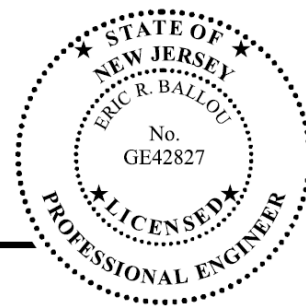
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PROJECT OVERVIEW

The overall property is known as Block 751, Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 & 1.16 (19.7 Acres) of the City of Bayonne, Hudson County, NJ. The overall tract is bounded by Chosin Few Avenue, Veterans Memorial Blvd, Flagship Street, and Goldsborough Drive.

The proposed general development consists of Eight (8) parcels. Six (6) Lots will be developed with various uses such as residential, commercial and hospitality. One (1) lot will be a public park, (Lot 1.14) and One (1) lot is for the street network. (Lot 1.16)

The project site presently has an overall Masterplan Waterfront Development permit from the NJDEP (Permit File No. 0901-02-0013.1 WFD 050002) that covers the proposed general development site. The purpose of this Environmental Impact Assessment is to demonstrate that the proposed general development plan is consistent with the NJDEP approval and Bayonne zoning requirements.

PRE-DEVELOPMENT CONDITIONS

The site historically had multiple rail lines across the project and was subject to site remediation performed by Bayonne that resulted in a no further action letter. The site was fully cleared as of 2008 and presently has successional field vegetation and maintained lawn area along the perimeter.

The site has topography sloping from the northwest portion with an elevation of approximately 12 to the south west (Goldsborough Drive) elevation 10. The site is within a FEMA AE Zone. The highest base flood elevation for the subject area AE Zone is 13 feet (1988 NAVD Datum).

POST – DEVELOPMENT IMPACTS

The proposed general development plan will be designed to provide a maximum of 90% impervious coverage and a minimum of 15% open space to meet zoning requirements. The finished floor of the buildings will be a minimum of 1 foot higher than the FEMA flood elevation to be compliant with NJDEP Flood Hazard regulations.

A storm water collection system will be designed to connect all proposed inlets to the existing storm sewer collection drainage system that convey the runoff to existing vortech water quality treatment units prior to discharge into the bay as anticipated in the approved NJDEP Waterfront Development permit plans.

The proposed general development plan will implement Soil Erosion and Sediment Control measures as required and regulated by the Hudson – Essex – Passaic Soil Conservation District to minimize any soil loss during construction.

Any site environmental issues will be addressed by Licensed Site Remediation professional (LSRP), such as a soil engineering control (Site Cap)

CONCLUSION

This environmental assessment has established that the proposed general development plan is consistent with the existing NJDEP approval and zoning in regards to the environmental requirements.