

# DRESDNER ROBIN

## REGULATORY

## CONSISTENCY STATEMENT

### DEVELOPMENT BLOCK E

LOT 1.15 OF BLOCK 751

CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY

DRESDNER ROBIN PROJECT NO.: 11855-001

#### **PREPARED FOR**

RAMANI GROUP  
109 WALNUT STREET  
ROSELLE PARK, NJ 07204

#### **PREPARED BY**

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**DATE**  
**JUNE 2022**

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## **1.0 INTRODUCTION**

### **1.1 PURPOSE**

The purpose of this Environmental Impact Statement is to demonstrate the proposed project's compliance with the existing Waterfront Development Permit (Permit #0901-02-0013.1 WFD 050002) and the Coastal Zone Management (CZM, N.J.A.C. 7:7) Rules as a whole which covers the proposed development site, amongst other development sites in the area.

### **1.2 PROJECT DESCRIPTION**

The project site contains approximately 3.57 acres and has frontage along Chosin Few Way and East 40<sup>th</sup> Street. The site is governed by the Harbor Station South Redevelopment Plan and is presently vacant.

The applicant proposes a 26 story residential tower, wrapped by a 6 story mixed use building and a 6 story parking garage, within the northwestern portion of the site. Portions of the site which are not a part of this project will remain vacant and are part of later phases of the development. The project also includes the buildout of sidewalk along East 40<sup>th</sup> Street and Chosin Few Way, with a plaza area along the sidewalk at East 40<sup>th</sup> Street. The proposed development is consistent with redevelopment plan goals and objectives.

## **2.0 DEVELOPMENT SUMMARY**

### **2.1 PRE DEVELOPMENT CONDITIONS**

The Project Site is currently undeveloped with mostly lawn and vegetated areas, with minimal areas of gravel and/or pavement. It has a gradual slope, with topography sloping from Elevation 14 near the easternmost portion of the site towards Elevation 10 at the western portion of the site. Utility infrastructure does not appear to be present on site.

The site is located within regulated flood zone Zone AE (EL. 13) with a Base Flood Elevation (BFE) of 13.0' referenced to the North American Vertical Datum of 1988 (NAVD88), as depicted on the FEMA Preliminary Flood Insurance Rate Map (PFIRM) for Hudson County, New Jersey, Panel 111 of 118, City of Bayonne.

## 2.2 POST DEVELOPMENT CONDITIONS

The project is a phased development and this phase proposes to develop approximately 52% of the lot area with impervious cover, consistent with the requirements of the NJDEP Coastal Zone Management Rules (N.J.A.C. 7:7). The pervious portions of the site include planters which are proposed with the development, as well as undeveloped portions of the lot to remain.

The proposed buildings have first floors at Elevation 14.25, which is more than one (1) foot above the BFE for the project site, consistent with the and NJDEP Flood Hazard Area Control Act Rules (FHA, N.J.A.C. 7:13).

The proposed development will disturb more than 1 acre of land; therefore, the project is defined as a "major development" in accordance with the City of Bayonne's stormwater control ordinance, and the New Jersey Stormwater Control Act Rules (N.J.A.C. 7:8), however, is exempt from groundwater recharge requirements, is relying on existing infrastructure to meet water quality regulations, and is not required to perform water quantity analyses because the stormwater is not anticipated to increase flood damages below the point of discharge, and thus, complies with said ordinance.

The project will implement best practices in accordance with erosion control requirements during construction, such as a silt fence, inlet protection screens, and stabilized stockpiles in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, as the site will disturb more than 5,000 square feet of soil and a certification from the Hudson Essex Passaic Soil Conservation District will be required prior to construction.

Construction will be under the supervision of a Licensed Site Remediation Professional, if required.

## 3.0 CONCLUSION

This project is a phased development and is consistent with the governing redevelopment plan, as well as the requirements of the NJDEP Coastal Zone Management Rules and Flood Hazard Area Control Act Rules. While classified as a major development per the New Jersey Stormwater Control Act Rules, the site is exempt from groundwater recharge requirements, is utilizing existing infrastructure to meet the water quality requirements, and is exempt from peak volume reductions

because the stormwater is not anticipated to increase flood damages below the point of discharge.  
The site will implement typical erosion control measures in accordance with the Hudson Essex Passaic  
Soil Conservation guidelines during construction.

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