



# ENVIRONMENTAL IMPACT ASSESSMENT

*for the*

## AQUAVIEW

*Located at*

**BLOCK 751, LOT 1.06  
FLAGSHIP STREET  
CITY OF BAYONNE  
HUDSON COUNTY, NJ**

*Has been prepared for:*

**Gauri Shankar Flagship UR, LLC**  
2449 Kennedy Blvd.  
Jersey City, NJ 07304

*On*

**January 14, 2022**

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## **I. PROJECT OVERVIEW**

The overall property is known as Block 751, 1.06 (2.76 Acres) of the City of Bayonne, Hudson County, NJ. The site frontage is bounded by Flagship Street.

This project will subdivide a portion of the overall lot to create a 2.76 acre lot across the intersection of Flagship Street and Garven Street. The proposed development will consist of a mixed-use 5 story building with 159 residential units and 8,745 sf of commercial area. The project will have both a garage and surface parking area to provide a total of 166 parking spaces.

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 development site. The purpose of this Environmental Impact Assessment is to demonstrate that the proposed project is consistent with the NJDEP approval.

## **II. 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 14 to the southwest (Flagship Street) elevation 10. The site is within a FEMA AE Zone based upon the Preliminary FEMA FIRM map, dated May 10, 2017. The highest base flood elevation for the AE Zone is 13 feet (1988 NAVD Datum).

### **III. POST – DEVELOPMENT IMPACTS**

The project has been designed to provide approximately 30% of pervious open space area which exceeds the open space requirements per zoning and the NJDEP WDP approval. We have elevated the finished floor of the building to elevation 15 to construct the building 2 feet higher than the FEMA flood elevation to be compliant with NJDEP regulations.

The storm water has been designed to connect all the inlets within the parking 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 permit plans. All storm sewer inlets have been designed to have an elevation of at least 14 so that they are constructed 1 foot high than the FEMA flood elevation.

The project 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)

### **IV. CONCLUSION**

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