

Consistency Review Report

Redevelopment Plan
69-73 Le Fante Drive

Block 412 Lot 3

Suzanne T. Mack, PP, AICP, CTP

Andrew Raichle, PE

August 9, 2022

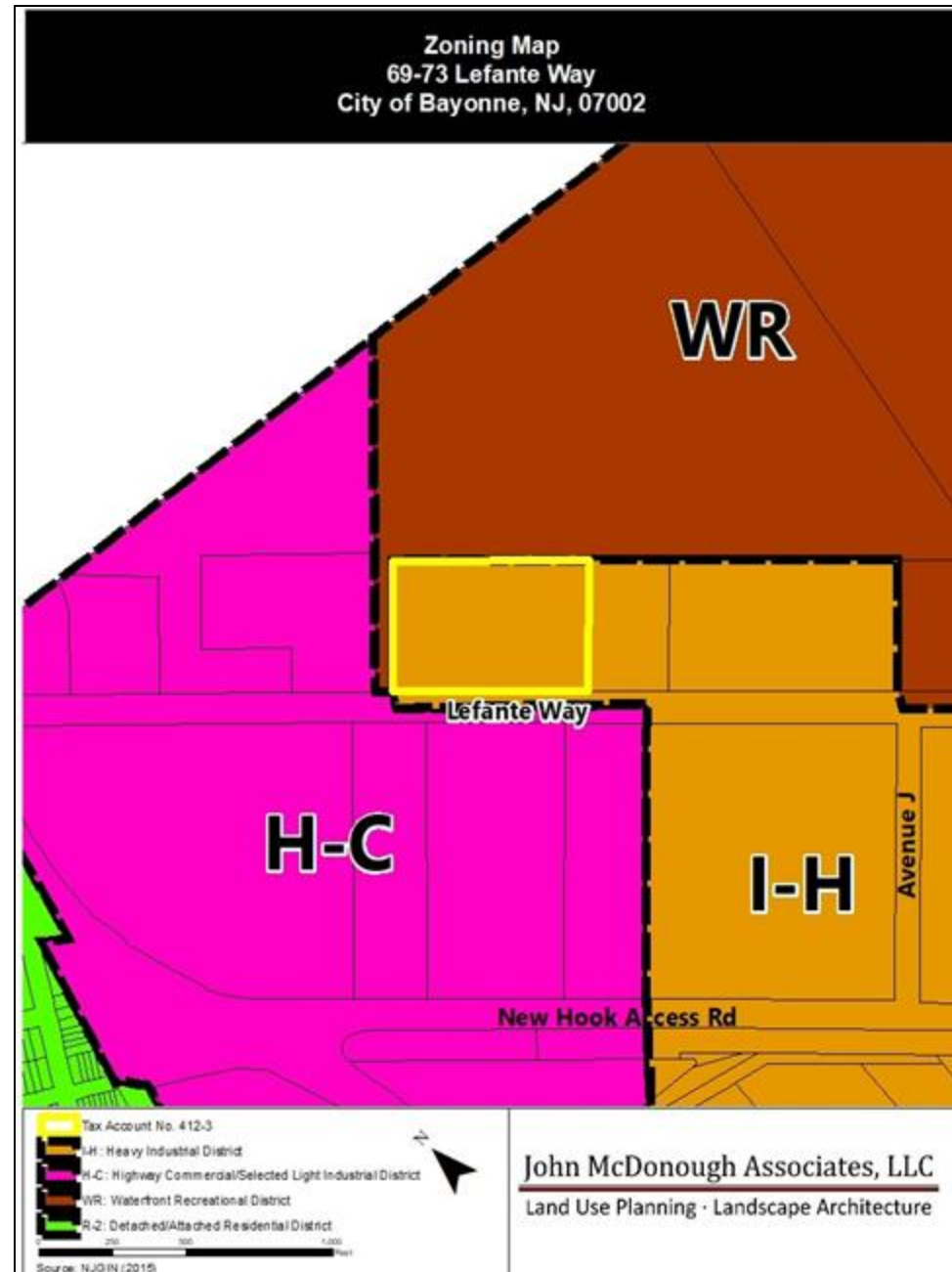
Consistency with Master Plan

- The 69-73 Lefante Redevelopment Plan has been submitted to the Planning Board for its review and comment.
- The purpose of this PowerPoint report is to assess the consistency of a proposed redevelopment plan with the 2017 Bayonne Master Plan Reexamination Report with the permitted uses, bulk standards and general intent of the Redevelopment Plan.
- Designated “area in need of redevelopment” pursuant to the LRHL by the Bayonne City Council in June 15,2022 .
- The redevelopment area covers 6.42 acres to the east of the South Cove Shopping center

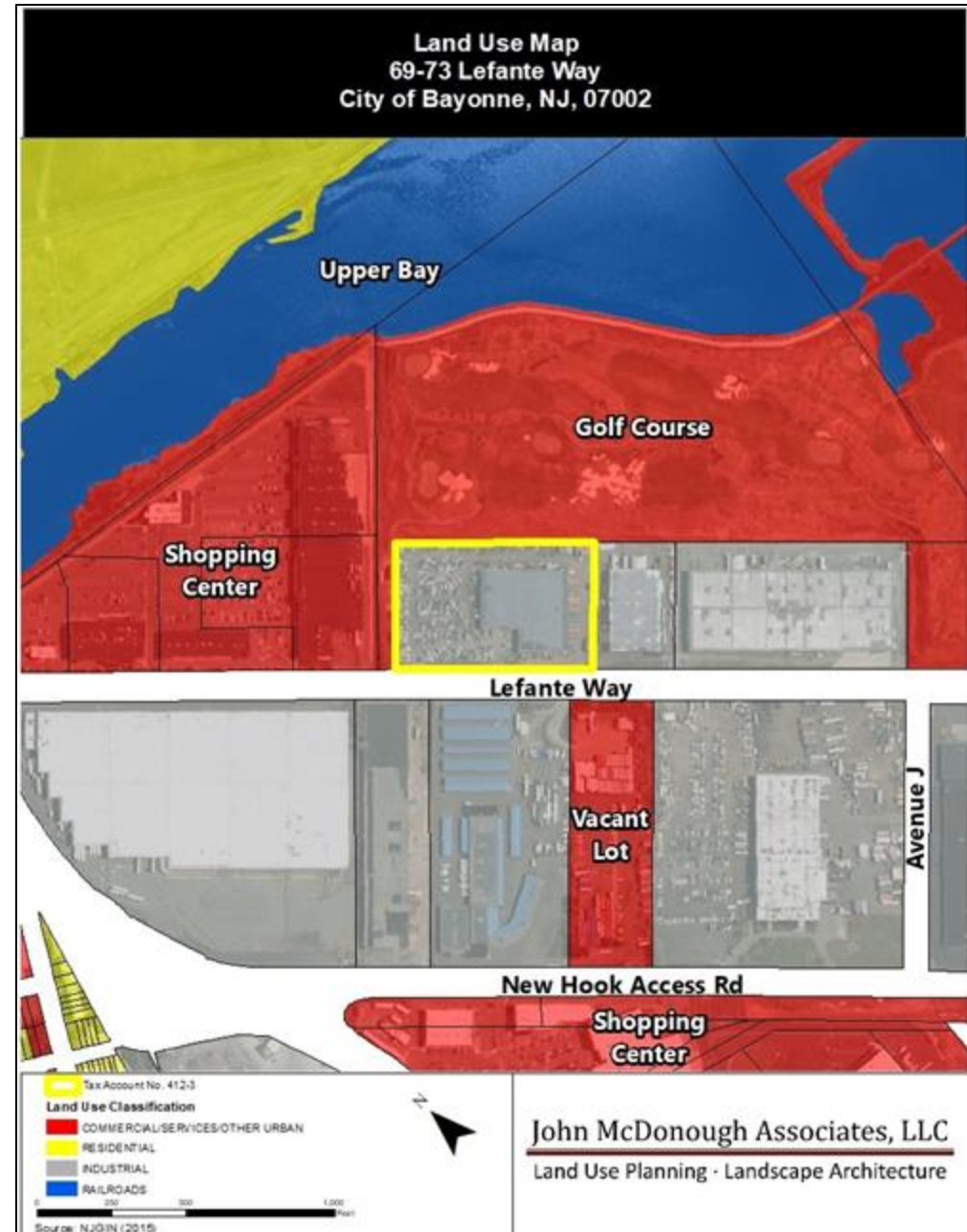
Map and Picture of Area



EXISTING ZONING



EXISTING ZONING



The Plan

Permitted Uses

Warehouse

Light industry

truck terminals

research labs

equipment sales

data center

green infrastructure

manufacturing

motor vehicle storage

Accessory Uses

Guard house

Outdoor storage

Business offices

Off street parking

cafeteria

fitness centres for
employees

show rooms

silos weigh scales

Bulk regulations & Parking

Minimum area 2 acres

Maximum height 80 feet

Maximum building coverage
80%

Maximum lot coverage 90%

Minimum setback 20 feet

Minimum setback accessory
structure 10 feet

Minimum Frontage buffer 15
feet from Le Fante

Warehousing 1.17

Wholesale 1.2 per 3000 sq
feet

Light industry 1.2 per 2,000
square feet

Manufacturing 1.84 per
2,000 sq feet

1 per employee

The Plan

Uses

Permitted Uses

Warehouse-Light industry

truck terminals

research labs

equipment sales

data center

green infrastructure

manufacturing

motor vehicle storage

Accessory Uses

Guard house

Outdoor storage

Business offices

Off street parking

cafeteria

fitness centers for
employees

show rooms

silos/ weigh scales

Master Plan 2017 - Reexamination Report

- Maintain and upgrade the City's existing utility infrastructure including public water, wastewater treatment, sanitary sewers and storm water management;
- Plan and implement new utility infrastructure to replace aging and obsolete systems that serve redevelopment areas;
- Address the environmental and storm water management issues associated with combined sewer systems.
- Improve existing combined sewer outfalls and separate stormwater and sanitary sewer systems where new infrastructure is installed;
- Focus economic activity in the City's major economic centers including Broadway, MOTBY, the Route 440 corridor and Constable Hook industrial area.
- Recognize the unique character of each area and promote development that will strengthen and reinforce market niches

Consistency with Master Plan

- Promotion of industrial growth
- Diversified economic base
- Generate employment growth
- Increase tax ratables promotes
- Reuse of brownfield sites
- Focus economic activity in LeFante/169 (Rt 440) Corridor
- Continue industrial retention
- Cleanup of 82 Known Contaminated Site List
- Return Vacant sites to productive use

Conclusion Recommendations

The 63-69 Lefante Redevelopment Plan is currently in an industrialized area of Bayonne along the Rt. 440 corridor.

The site was highly contaminated and is undergoing remediation with the NJDEP

The repurposing of the site will be good for the environment

- The redevelopment will promote economic development and increase tax rates and jobs in the area

The site will contain new infrastructure

The site will have sustainability elements

The Plan is consistent with the MasterPlan