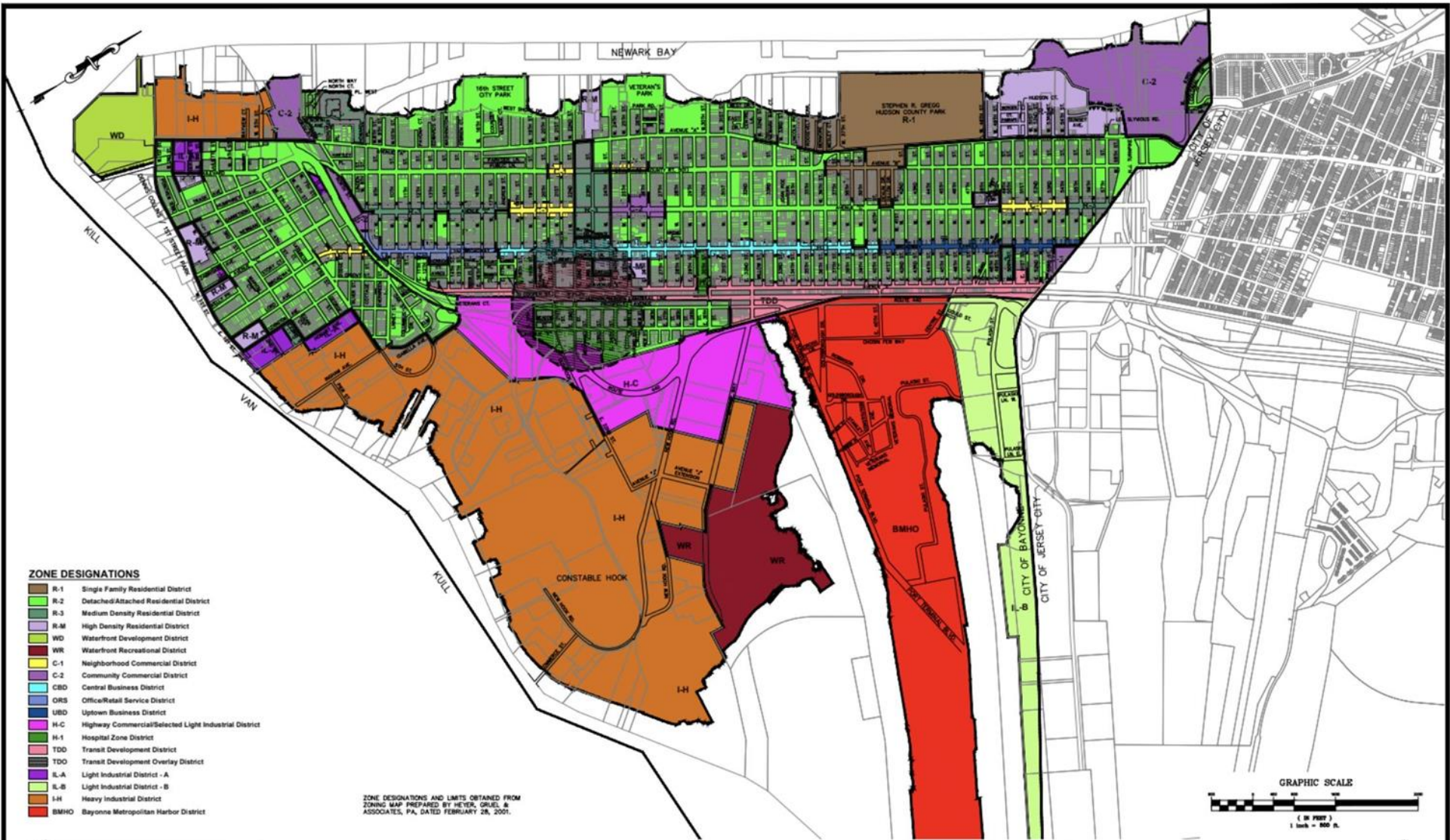


Avenue F Block 442, Lots 6,  
7, 8 and 9  
Walczyk Tavern  
Tavern

September 12, 2023

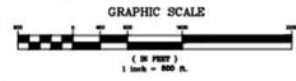
Suzanne Mack, PP AICP

City of Bayonne Hudson County, NJ  
*Area in Need of Redevelopment (AINOR)*



- ZONE DESIGNATIONS**
- R-1 Single Family Residential District
  - R-2 Detached/Attached Residential District
  - R-3 Medium Density Residential District
  - R-4 High Density Residential District
  - WD Waterfront Development District
  - WR Waterfront Recreational District
  - C-1 Neighborhood Commercial District
  - C-2 Community Commercial District
  - CBD Central Business District
  - ORS Office/Retail Service District
  - UBD Uptown Business District
  - H-C Highway Commercial/Selected Light Industrial District
  - H-1 Hospital Zone District
  - TDD Transit Development District
  - TDO Transit Development Overlay District
  - I-A Light Industrial District - A
  - I-B Light Industrial District - B
  - I-H Heavy Industrial District
  - BMHO Bayonne Metropolitan Harbor District

ZONE DESIGNATIONS AND LIMITS OBTAINED FROM ZONING MAP PREPARED BY HEYER, GRUEL & ASSOCIATES, PA, DATED FEBRUARY 28, 2001.



**CITY OF BAYONNE**  
Hudson County, New Jersey

**ZONING MAP**  
SEPTEMBER 2020

Prepared by  
**DAVID J. SAMUEL P.E.**  
City Engineer

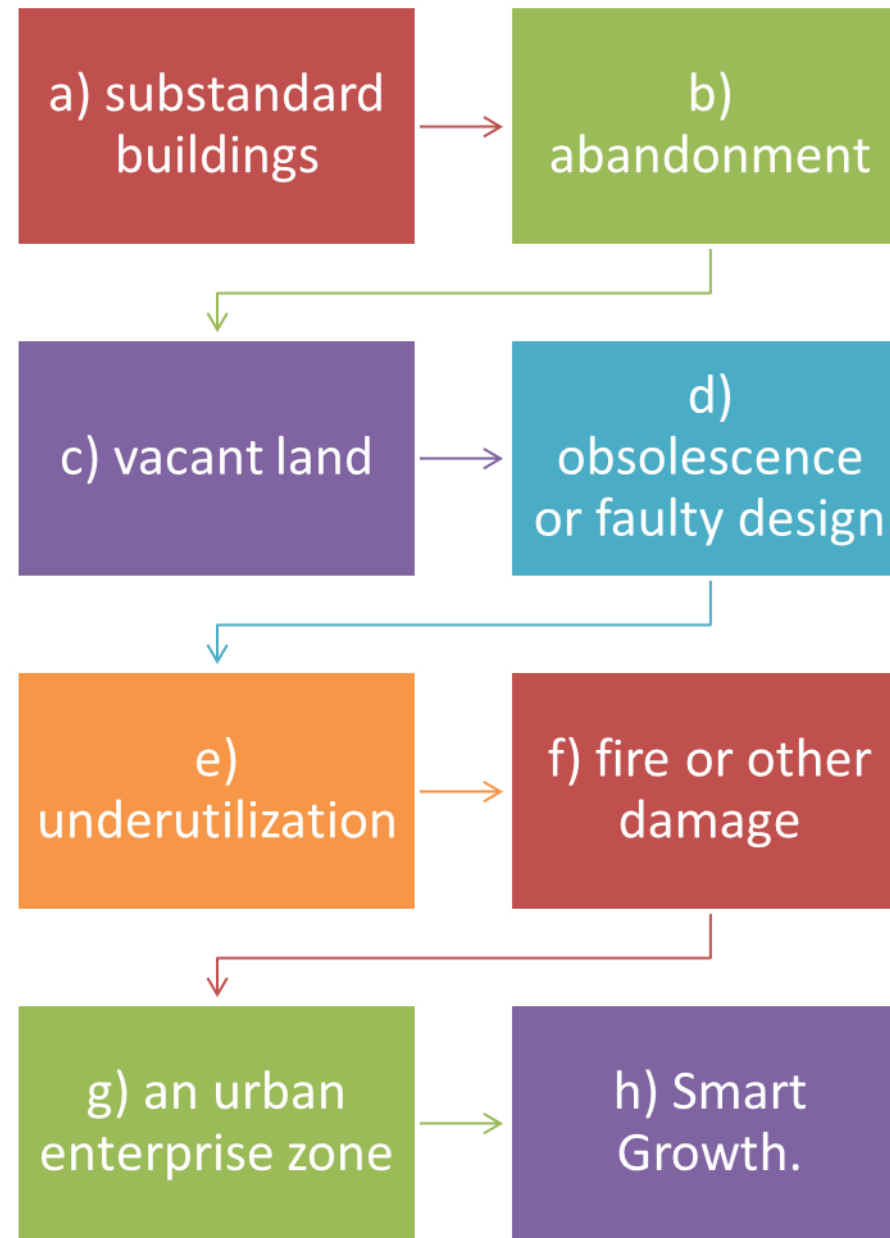
# Introduction and Description of Area

- On February 16, 2022, the Municipal Council (the “Council”) of the City of Bayonne adopted Resolution No. R-21 authorizing and directing the Planning Board to conduct a preliminary investigation to determine if certain lands located at 173-179 Avenue F, s Block 442, Lots 6, 7, 8 and 9

- The study area comprises approximately 10,569 square feet and contains the defunct Walczyk Tavern building and vacant lots. Property Information Tax ID: Block 442 Lot 6 MOD-IV: Class 4A – Commercial Address: 173 Avenue F Zone: R-2 (Residential District) Bayonne, NJ, 07002 TDO (Transit Development Overlay) Owner: 173-179 Ave F, LLC Lot Area: 3,069 SF± (0.07 AC ±) 124 W 34th Street Bayonne, NJ, 07002 Land Use: Mixed-Use (Residential/Closed Bar) Property Description The property is a corner lot with frontage on Avenue F and East 24th Street. The lot has a rectangular shape, and the lot area is approximately 3,069 square feet. The site is locally familiar as the former Walczyk Tavern, which is now closed. The tavern was a family-run business that was founded in 1927 by Martin Walczyk and permanently closed in June 2021 shortly after the passing of his granddaughter Janet Walczyk, who ran the business after her grandfather, and then her father, had passed.
- The building covers most, if not all, of the site. There is no off-street parking on the site. The building contains the former tavern on the first floor and residential apartment use on the second floor. The first-floor space has been vacant for over two (2) years except for interim uses.
- The surrounding area is transforming with new transit-oriented development and hundreds of new housing units emerging on and around Avenue F and the nearby 22nd Street HBLRS train station.

- 
- The study area comprises the following tax parcels in the City of Bayonne:
    - • Block 442 Lot 6 (173 Avenue F)
    - • Block 442 Lot 7 (175 Avenue F)
    - • Block 442 Lot 8 (177 Avenue F)
    - • Block 442 Lot 9 (179 Avenue F)

## 2.2.1 Statutory Criteria for blight Section 5





# Property Information

- The property is a corner lot with frontage on Avenue F and East 24<sup>th</sup> Street. The lot has a rectangular shape, and the lot area is approximately 3,069 square feet. The site is locally familiar as the former Walczyk Tavern, which is now closed. The tavern was a family-run business that was founded in 1927 by Martin Walczyk and permanently closed in June 2021 shortly after the passing of his granddaughter Janet Walczyk, who ran the business after her grandfather, and then her father, had passed.
- The building covers most, if not all, of the site. There is no off-street parking on the site. The building contains the former tavern on the first floor and residential apartment use on the second floor. The first-floor space has been vacant for over two (2) years except for interim uses. The surrounding area is transforming with new transit-oriented development and hundreds of new housing units emerging on and around Avenue F and the nearby 22<sup>nd</sup> Street HBLRS train station.

# Criteria for Blight

Based on field reconnaissance and review of public documents, the site satisfies the following criteria for designation as a non-condemnation area in need of redevelopment.

- Criterion (b) – Abandonment – The site has been suffering since the discontinuation of its longstanding anchor tavern. The building has experienced significant vacancies for at least two consecutive years. The space has failed to attract any viable long-term tenants.
- Criterion (d) – Obsolescence– The site was developed for a singular purpose and has outlived its useful life now that the longtime family business has ceased. Because it was built for a specific purpose, the site is not readily adaptable to another use. Based upon its abandonment and functional obsolescence, the tavern now constitutes a deleterious land use to the community.
- Criterion (h) – Smart Growth – While this criterion is not proposed in isolation, it can be applied to bolster other criteria that support a redevelopment designation. In this instance, designation is wholly consistent with smart growth principles in that it promotes redevelopment within Planning Area #1 (PA-1) the highest targeted growth area in the State Plan.





# Block 442 Lot 6

The property is a corner lot with frontage on Avenue F and East 24<sup>th</sup> Street. The lot has a rectangular shape, and the lot area is approximately 3,069 square feet. The site is locally familiar as the former Walczyk Tavern, which is now closed. The tavern was a family-run business that was founded in 1927 by Martin Walczyk and permanently closed in June 2021 shortly after the passing of his granddaughter Janet Walczyk, who ran the business after her grandfather, and then her father, had passed.

The building covers most, if not all, of the site. There is no off-street parking on the site. The building contains the former tavern on the first floor and residential apartment use on the second floor. The first-floor space has been vacant for over two (2) years except for interim uses. The surrounding area is transforming with new transit-oriented development and hundreds of new housing units emerging on and around Avenue F and the nearby 22<sup>nd</sup> Street HBLRS train station.

## **Property Analysis**

Based on field reconnaissance and review of public documents, the site **satisfies** the following criteria for designation as a non-condemnation area in need of redevelopment.

- **Criterion (b) - Abandonment** - The site has been suffering since the discontinuation of its longstanding anchor tavern. The building has experienced significant vacancies for at least two consecutive years. The space has failed to attract any viable long-term tenants.
- **Criterion (d) - Obsolescence**- The site was developed for a singular purpose and has outlived its useful life now that the longtime family business has ceased. Because it was built for a specific purpose, the site is not readily adaptable to another use. Based upon its abandonment and functional obsolescence, the tavern now constitutes a deleterious land use to the community.
- **Criterion (h) - Smart Growth** - While this criterion is not proposed in isolation, it can be applied to bolster other criteria that support a redevelopment designation. In this instance, designation is wholly consistent with smart growth principles in that it promotes redevelopment within Planning Area #1 (PA-1) the highest targeted growth area in the State Plan.

# Block 442 Lot 6

Property Analysis Based on field reconnaissance and review of public documents, the site satisfies the following criteria for designation as a non-condemnation area in need of redevelopment. • **Criterion (b)** – Abandonment – The site has been suffering since the discontinuation of its longstanding anchor tavern. The building has experienced significant vacancies for at least two consecutive years. The space has failed to attract any viable long-term tenants. • **Criterion (d)** – Obsolescence – The site was developed for a singular purpose and has outlived its useful life now that the longtime family business has ceased. Because it was built for a specific purpose, the site is not readily adaptable to another use. Based upon its abandonment and functional obsolescence, the tavern now constitutes a deleterious land use to the community. • **Criterion (h)** – Smart Growth – While this criterion is not proposed in isolation, it can be applied to bolster other criteria that support a redevelopment designation. In this instance, designation is wholly consistent with smart growth principles in that it promotes redevelopment within Planning Area #1 (PA-1) the highest targeted growth area in the State Plan



# Block 442 Lot 7

**Criterion (c)** – Vacant Land – The lot constitutes unimproved vacant land that has remained so for a period substantially exceeding ten (10) years. By reason of its location and failure to attract any type of conventional development for decades, it is not likely to be developed through the instrumentality of private capital. • **Criterion (d)** – Faulty Design – The site was observed to be used for vehicle parking, and yet the site is not developed in accordance with modern design standards for parking lots. The site lacks proper pavement, striping, drainage, landscaping, and lighting. The site is not in accordance with current ADA regulations in terms of accessible routes for disabled persons. • **Criterion (h)** – Smart Growth – While this criterion is not proposed in isolation, it can be applied to bolster other criteria that support a redevelopment designation. In this instance, designation is wholly consistent with smart growth principles in that it promotes redevelopment within Planning Area #1 (PA-1) based on the area's designation as PA-1, the highest targeted growth area in the State Plan

# Block 442 Lot 8

**Criterion (d)** – Obsolescence and Faulty Design – The lot is vacant land, not unimproved vacant land, so it does not satisfy criterion (c). But it does satisfy criterion (d) because it appears to serve no functional purpose and is not developed in accordance with modern design standards for driveways or parking lots. The site lacks proper pavement, striping, drainage, landscaping, and lighting. The site is not in accordance with current ADA regulations in terms of accessible routes for disabled persons.

- **Criterion (h)** – Smart Growth – While this criterion is not proposed in isolation, it can be applied to bolster other criteria that support a redevelopment designation. In this instance, designation is wholly consistent with smart growth principles in that it promotes redevelopment within Planning Area #1 (PA-1) based on the area's designation as PA-1, the highest targeted growth area in the State Plan.

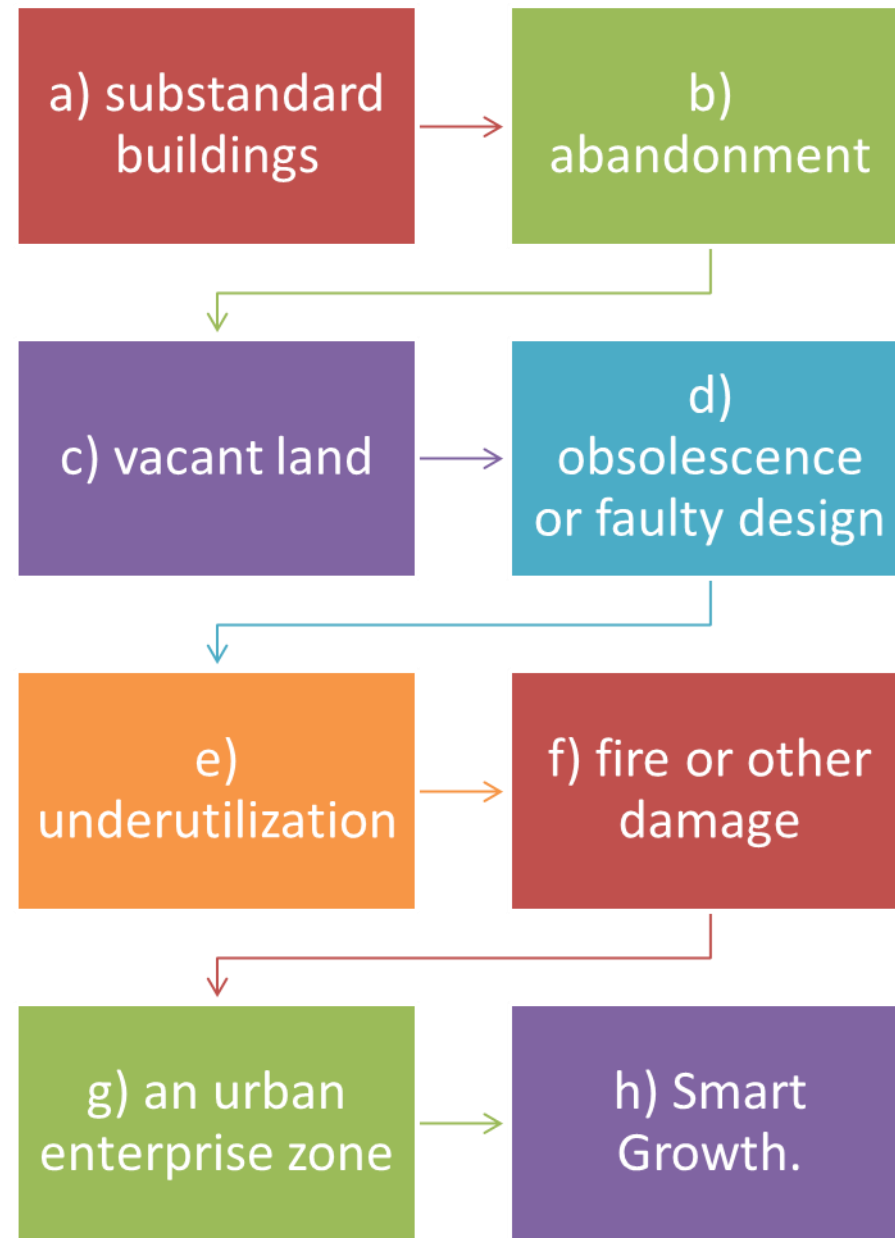
# Block 442 Lot 9

**Criterion (c) – Vacant Land** – The lot constitutes unimproved vacant land that has remained so for a period substantially exceeding ten (10) years. By reason of its location and failure to attract any type of conventional development for decades, it is not likely to be developed through the instrumentality of private capital.

- **Criterion (d) – Faulty Design** – The site was observed to be used for vehicle parking, and yet the site is not developed in accordance with modern design standards for parking lots. The site lacks proper pavement, striping, drainage, landscaping, and lighting. The site is not in accordance with current ADA regulations in terms of accessible routes for disabled persons.
- **Criterion (h) – Smart Growth** – While this criterion is not proposed in isolation, it can be applied to bolster other criteria that support a redevelopment designation. In this instance, designation is wholly consistent with smart growth principles in that it promotes redevelopment within Planning Area #1 (PA-1) based on the area's designation as PA-1, the highest targeted growth area in the State Plan.



Findings  
Meets  
criteria  
for blight



# Findings and Recommendations