

Bayonne Energy Center III
250 East 22nd Street
Portion of Block 412 Lot 3

City of Bayonne Hudson County, NJ
Redevelopment Plan)

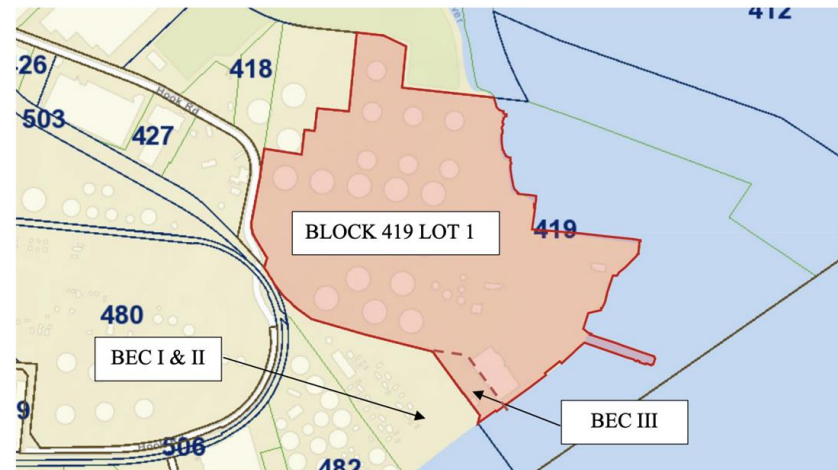
Suzanne Mack, PP AICP

Andrew Raichle PE

May 2, 2023

REDEVELOPMENT PLAN Bayonne Energy Center III (aka BEC III)

Portion of Block 412 Lot 3
City of Bayonne, Hudson County, NJ



Public Hearing Planning Board May 9, 2023

Prepared By
City of Bayonne Division of Planning & Zoning
Matrix New World Engineering

The original of this report was signed and sealed in accordance with N.J.S.A.45:14A-12

Suzanne T. Mack, PP AICP CTP
#33LI0042100

Andrew Raichle, P.E.
#NJGE41889

Introduction

- Municipal Council of the City of Bayonne nFebruary 15 2023 authorized and directed the Bayonne Planning Board to prepare a redevelopment plan

Redevelopment Area Description

The Redevelopment Area boundary is delineated on maps attached as **Appendix B**.

The Redevelopment Area comprises a portion of Block 419 Lot 1, not the entirety. The

Redevelopment Area comprises approximately 1.2 acres and the entirety of Block 419

Lot 1 is approximately 115.3 acres.

Therefore, the vast majority of Block 419 Lot 1 is not part of this redevelopment plan.

Use Regulations

- 1. Permitted Principal Uses.
 - a. Battery energy storage
 - b. All permitted uses in the BEC-II redevelopment plan, appended by reference herein.
- 2. Permitted Accessory Uses.
 - a. Any use customarily incidental to a battery energy storage facility
 - b. Utilities, above grade, on grade, and/or below grade, and utility buildings, including but not limited to generators, booster pumps, fire suppression, supply, pump stations, hotbox, water tower, transformers, and the like.
 - c. Any other use that is customarily incidental and subordinate to a permitted use.
- 3. Prohibited Uses.
 - a. Any use not expressly permitted shall be considered prohibited.

Bulk Regulations

- The following bulk regulations shall apply to battery storage use only. All other uses shall be subject to the BEC-II redevelopment plan.
- 1. Minimum Lot Area: 1 acre 2. Minimum Lot Frontage: None, no requirement 3. Minimum Setbacks: No setback requirement from BEC-II 20 feet setback from all other lot lines Fences shall be permitted in required setbacks 4. Maximum Battery Storage Height: 68 feet (same as BEC-II for principal structures) Utility mast towers shall have a maximum height of 120 feet 5. Maximum Fence Height: 10 feet (or more if required by Homeland Security) 6. Maximum Lot Coverage: 100% 7. Minimum Open Space: None required. 8. Minimum Off-Street Parking: None required.

Other Regulations

- For purposes of this Redevelopment Plan (BEC III Redevelopment Plan), a plain reading of the BEC II Redevelopment Plan shall incorporate the phrase “Power Generation Facility and/or Battery Storage Facility” in replacement of the phrase “Power Generation Facility” wherever such phrase exists within the BEC II Redevelopment Plan and is being applied to the contemplated redevelopment of the BEC III Redevelopment Area.
- 2. There shall be no requirement that the subdivided portion of Block 419 Lot 1 be merged into Block 482 Lot 9.02

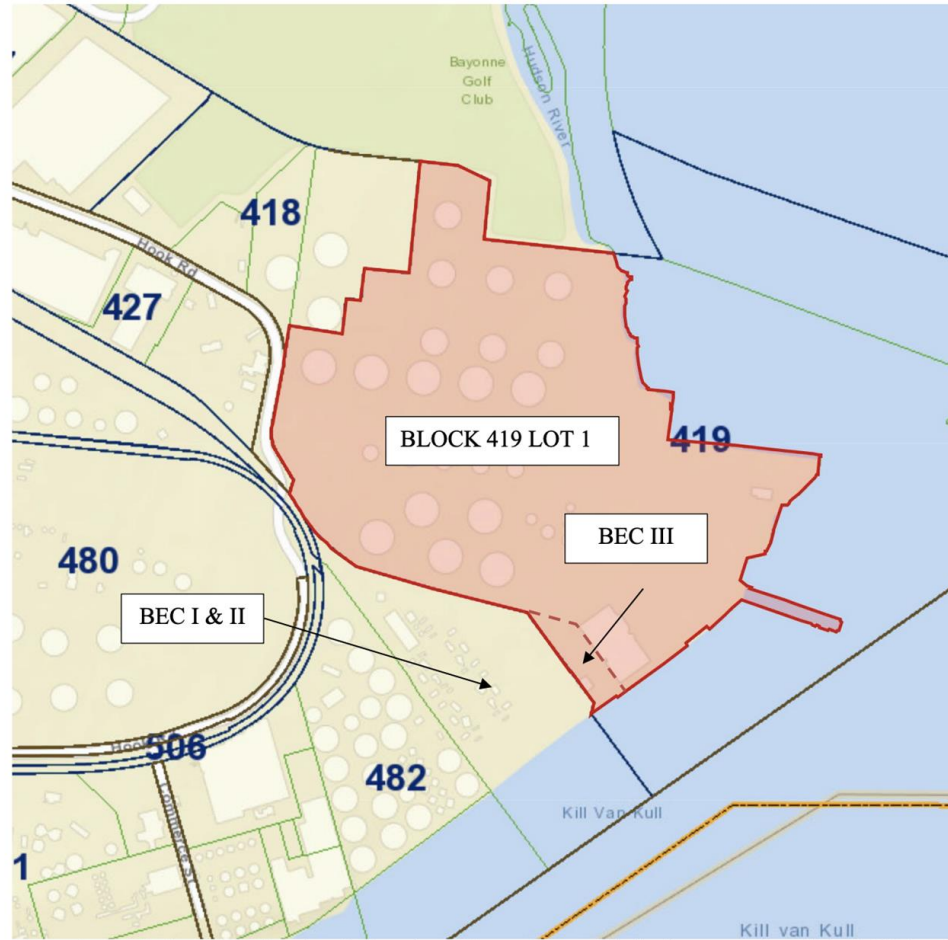


Figure 1 ~ Study Area Map, showing the location of the study area (dashed) on a portion of Block 419 Lot 1 (colored in red) and its relationship to Bayonne Energy Center (BEC I & II) on adjacent Block 482 Lot 9.02). The study is planned as an extension of Bayonne Energy Center (BEC III) for battery energy storage.