

PREPARED FOR THE  
CITY OF BAYONNE

AUGUST 13, 2024

# 15 East 23<sup>rd</sup> Street Redevelopment Plan



THE CITY OF  
**BAYONNE**  
NEW JERSEY

Clarke Caton Hintz



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# Why Create a Redevelopment Plan?

- ▶ Provide for coordinated development of underutilized parcels.
- ▶ Create the opportunity for new housing and economic development opportunities.
- ▶ The site is located near mass transit, making it suitable for high density development.
- ▶ Establish contemporary and context-sensitive building design standards.
- ▶ Improve the City's streetscape.



Aerial of 15 East 23rd Street and Surrounding Area

N.T.S.



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# What is in the Plan?

- ▶ **Context for the Plan**
- ▶ **Goals and Objectives**
- ▶ **Development Regulations:**
  - ▶ **Permitted Uses**
  - ▶ **Bulk Requirements**
  - ▶ **Building Design Standards**
  - ▶ **Parking Requirements**
  - ▶ **Streetscape Design Standards**
  - ▶ **Landscaping Requirements**
  - ▶ **Utilities, Lighting, Fencing, etc.**



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# Property Description

- ▶ **Originally St. Michaels Lithuanian Roman Catholic Church, renamed St. John Paul II during the consolidation of parishes in 2016.**
- ▶ **Located at 15-21 East 23<sup>rd</sup> Street**
  - ▶ **Corner of East 23<sup>rd</sup> and Church Ln**
- ▶ **Two properties: Block 198, Lots 1 & 2**
- ▶ **Total tract size: 0.63 acres (27,442 sf.)**



Source: Clarke Caton Hintz



# Permitted Uses

## Uses permitted on the ground floor only (if less than 2,000 sf.):

Coffee/tea shop, café

Personal services establishments

Personal sales establishments

Any combination thereof

## Uses permitted above the ground floor only:

Multifamily residential dwellings



# Minimum Dwelling Unit Size

Regulations for Residential Dwellings		
Dwelling Type	Minimum Unit Size	Maximum Total Dwelling Units
Studio	450 square feet	30%
One-bedroom	525 square feet	80%
Two-bedroom	800 square feet	80%
Three-bedroom, or larger	Not permitted	Not permitted



# Area and Yard Requirements

- ▶ **Min. Lot Area:** Entire Redevelopment Area (0.63 acres)
- ▶ **Min. Lot Frontage:** 200 feet (Church Ln); 100 feet (E. 23<sup>rd</sup> St.)
- ▶ **Front Build-To Line (Church Ln):** 0 feet
- ▶ **Min. Setbacks**
  - ▶ **To E. 23<sup>rd</sup> St.:** 9 feet; 6 feet with step-back conditions
  - ▶ **To Block 198, Lots 3-4:** 0 feet
  - ▶ **To Block 198, Lots 8, 9, 10, 11, 14** 5 feet for garages; 10 feet for habitable space
- ▶ **Max. Building Height:** 6 Stories / 75 feet
- ▶ **Max. Lot Coverage:** 95%; or more with conditions





# Parking Requirements

## ▶ **Minimum Vehicular Parking Requirements:**

- ▶ **1.0 space per studio and one-bedroom dwelling**
- ▶ **1.25 spaces per two-bedroom dwelling**
- ▶ **None for non-residential uses**

## ▶ **Minimum Bicycle Parking Requirements:**

- ▶ **0.5 bicycle space per dwelling unit**
- ▶ **Minimum 90% of spaces shall be conveniently accessible indoor locations**



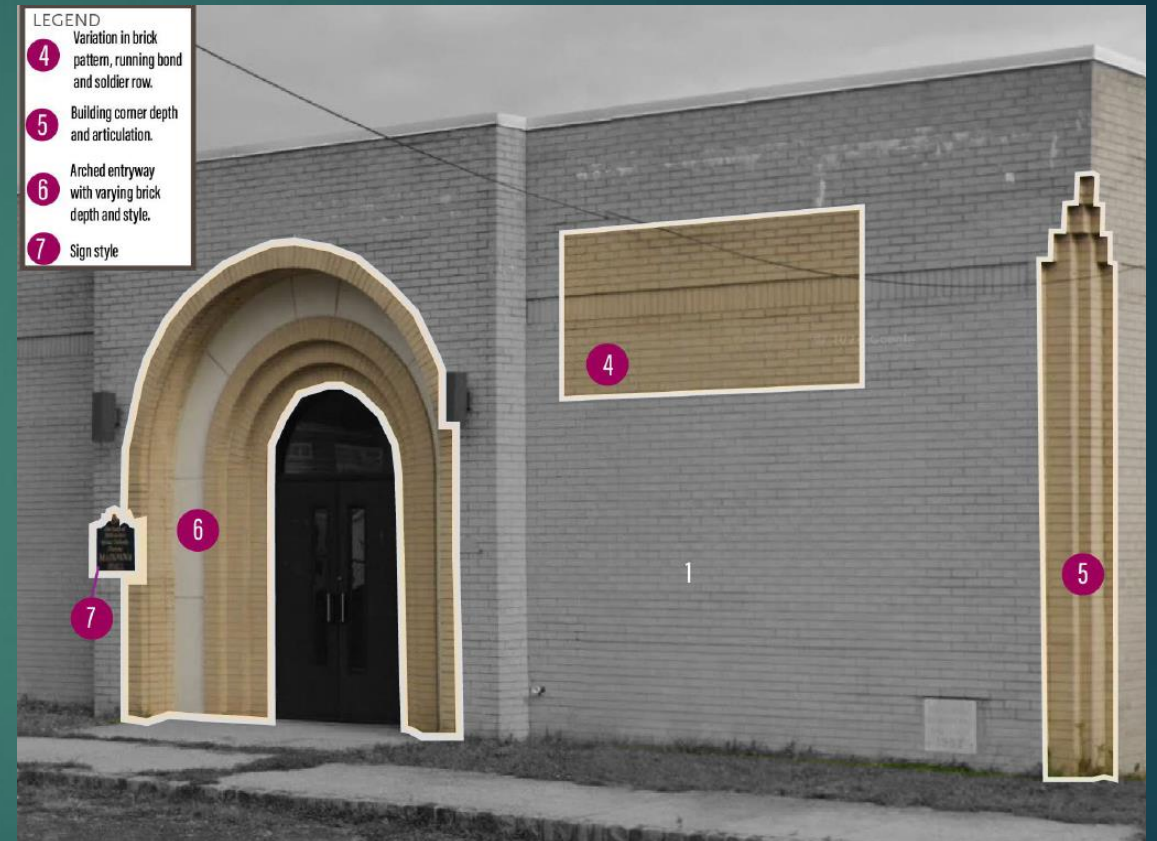
# Building Design Standards

- ▶ **Architectural details of St. Michael's Church to be carried forward**
  - ▶ **Tan/Beige/Grey Brick Color**
  - ▶ **Prominent Mosaic Window**
  - ▶ **Historic Plaque concerning the Church**



# Building Design Standards

- ▶ **Madonna Hall details to be carried forward**
  - ▶ **Variation in brick pattern**
  - ▶ **Building corner depth and articulation**
  - ▶ **Arched entryway with varying brick depth and style**
  - ▶ **Sign style**



# Streetscape Standards

- ▶ **E. 23<sup>rd</sup> Street:**
  - ▶ **“Clear Zone”:** min. 5 feet wide for pedestrian movement.
  - ▶ **“Tree Zone”:** min. 5 feet wide.
- ▶ **Church Lane:**
  - ▶ **Maintain existing sidewalk width.**
  - ▶ **Landscape planters required in lieu of street trees.**
- ▶ **Street furniture permitted between street trees.**
- ▶ **Pavers or decorative sidewalk scoring encouraged.**
- ▶ **Permeable pavers recommended in Tree Zone.**
- ▶ **Required to comply with ADA and have multi-sensory wayfinding.**
- ▶ **Repair faulty existing conditions.**



# Landscaping Standards

- ▶ **Street trees shall be hardy, native, native adaptive, and tolerant of urban/drought conditions.**
- ▶ **Minimum 2 species of deciduous trees required.**
- ▶ **Plantings shall be used to accentuate entrances, arcades, sidewalks, plazas, rooftops, and terraces.**
- ▶ **Standards for rooftop plantings and on-street planters**
- ▶ **Submission and review of a planting schedule required.**



Questions?



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Thank you!



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