

657-663 BROADWAY REDEVELOPMENT PLAN

Block 158; Lots 22, 23 and 24



Date of Adoption: _____, 2025

City of Bayonne, Hudson County, New Jersey

Prepared by:

Clarke Caton Hintz | 100 BARRACK STREET | TRENTON, NJ | 08608

And the Department of Planning, Zoning and Development



THE CITY OF
BAYONNE
NEW JERSEY

657-663 BROADWAY REDEVELOPMENT PLAN

Block 158: Lots 22, 23 and 24
City of Bayonne, Hudson County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, *The New Jersey Local Redevelopment and Housing Law*, by Ordinance of the Municipal Council of the City of Bayonne on second reading and public hearing on _____ following adoption of a Resolution recommending its approval by the Planning Board of the City of Bayonne on December 3, 2025.

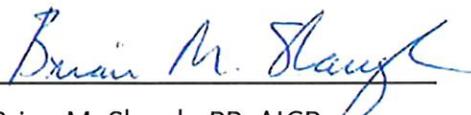
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Hudson Radiology Redevelopment Plan

657-663 Broadway

City of Bayonne

Hudson County, New Jersey

1. INTRODUCTION

The Hudson Radiology Redevelopment Area includes three properties located at 657-663 Broadway, identified as Block 158, Lots 22, 23, and 24 on the official tax map of the City of Bayonne. As a first step in the redevelopment process, the Municipal Council of the City of Bayonne designated these lots as a Area in Need of Non-Condemnation Redevelopment by the adoption of Resolution 24-12-18-076 on December 18, 2024. The Resolution also authorized and directed the Planning Board to prepare a Redevelopment Plan pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) The resolution is included as Appendix A of this document.

This document is the second step in the redevelopment process where a Redevelopment Plan sets out the goals and objectives of the redevelopment area, background information, development parameters and the review process to meet its intent. The main overarching goal is facilitate attractive mixed-use residential development on Broadway within a half mile of the 34th Street Hudson-Bergen Light Rail (HBLR) Station. In addition to providing the opportunity for new housing, the Plan proposes ground-floor retail uses that may contribute to the vibrant pedestrian character of the corridor.

Demand for additional housing in the City of Bayonne has proven high over the past decade, with new residential development being occupied at high rates. Development of the site can help meet that demand in a manner that is complimentary to the existing neighborhood and the diverse architectural context of the City. In addition to providing for attractive development for prospective residents of the site, the design standards in this Plan will enhance the Broadway corridor for both longtime residents and visitors. Further, the influx of new residents will support economic development, local business activity, and nearby transit facilities.

2. REDEVELOPMENT AREA

The Redevelopment Area's three lots have a total area of 12,170 sf. (0.28 acres) and 94.74 feet of frontage on Broadway between W. 30th Street and W. 31st Street. All three properties are classified as commercial (Property Class 4A). Parcel and ownership information are shown in Table 1.



Table 1. Parcel and Ownership Information

BLOCK	LOT	PROPERTY CLASS	OWNER	AREA
158	22	4A (Commercial)	AM Realty, LLC	5,750 sf (0.13 ac)
	23	4A (Commercial)	C/O American Diagnostic	3,210 sf (0.07 ac)
	24	4A (Commercial)	AM Realty, LLC	3,210 sf (0.07 ac)
TOTAL				12,170 sf (0.28 ac)

The Redevelopment Area abuts four lots. Lot 21 to the south contains a two-story mixed-use building with a commercial tenant and residential tenant. Lot 25 to the north contains a one-story commercial building. Lot 29.01 to the western rear contains a three-family dwelling on W. 31st Street, and Lot 14 to the southwest rear contains a two-family dwelling on W. 30th Street. See Map 1, on the following page.

Neighboring uses along Broadway include commercial and mixed-use apartment buildings with commercial tenants on the ground floor. Buildings in the area are generally one to three stories in height with interspersed buildings with five or more floors.

The site is approximately 2,200 feet (0.42 miles) from 34th Street Station and the Hudson Bergen Light Rail access, about a 10-minute brisk walk.

3. REDEVELOPMENT PLAN COMPONENTS

The Planning Board found in its preliminary investigation of the Study Area that existing conditions met several statutory criteria for the establishment of a Redevelopment Area. What has followed from this designation is the preparation of this document, the Redevelopment Plan. The Redevelopment Plan contains the following statutory components:

- A. Redevelopment goals and objectives;
- B. Proposed land uses and design concepts;
- C. Redevelopment regulations and standards and their relationship to the City's Planning and Zoning Ordinance; and
- D. Significant relationships of the Redevelopment Plan to other plans.

Map 1. Redevelopment Area Aerial Map



 N.T.S.

Clarke Caton Hintz 
Architecture
Planning
Landscape Architecture

657-663 BROADWAY REDEVELOPMENT PLAN

Redevelopment Area Aerial

LOCATION:
City of Bayonne, Hudson County, NJ

DATE:
November 2025

4. GOALS AND OBJECTIVES

This plan provides for the orderly development of the Redevelopment Area in accordance with the following goals and objectives:

- A. To provide for the coordinated development of vacant and underutilized parcels in a manner consistent with the City Master Plan, Hudson County Strategic Revitalization Plan, and State Development and Redevelopment Plan.
- B. To promote the revitalization of vacant and underutilized sites with viable land uses.
- C. To create economic development opportunities that will generate private sector investment, produce new or sustain existing jobs, and increase the City's tax base.
- D. To promote redevelopment that is appropriate for the Redevelopment Area's location, the surrounding land uses, and proximity to the Hudson-Bergen Light Rail system and other mass transit facilities.
- E. To ensure an attractive streetscape that complements the existing neighborhood and to ensure attractive architecture that enhances the built environment.
- F. To develop in a manner that recognizes and prepares for a future with more extreme weather events and a changing climate.
- G. To ensure high-quality and attractive residential and/or mixed-use redevelopment.
- H. To ensure compliance with all applicable state and local regulations.
- I. To promote the goals of healthy and livable communities.
- J. To provide a resident population to support local businesses and transit ridership.
- K. To provide for a new multifamily housing stock.

5. DEVELOPMENT REGULATIONS

5.1 INTENT AND PURPOSE

The Redevelopment Plan is intended to be implemented through the site plan approval process once a redeveloper is selected and a redevelopment agreement is signed by the parties. It is the intent of this Redevelopment Plan to make redevelopment feasible through greater flexibility of land development regulations, carefully gauged increases in building heights, densities, and massing of development within its neighborhood context.

5.2 GENERAL REGULATIONS

- A. The regulations set forth herein shall supersede all prior redevelopment plans pertaining to this site, the Bayonne Land Development Ordinance Chapter 33, and the Bayonne Zoning Ordinance Chapter 35, unless otherwise noted.
- B. The regulations set forth herein shall apply to the tract as a whole, not to individual lots which may be created in the redevelopment process. For the purposes of this redevelopment plan, the word "tract" shall mean the entire redevelopment area.
- C. The entire Redevelopment Area shall be redeveloped as one singular fully designed development at its inception.
- D. This Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of \$1,000.00 for the costs of copying, transcripts, and similar documents, plus reasonable escrow consultants' fees as established by annual contract shall be payable to the City of Bayonne for any request to amend this Plan. If there is a designated Redeveloper, said Redeveloper shall pay these costs. If there is no Redeveloper, the appropriate outside agency shall be responsible for any and all such costs.
- E. Affordable housing obligations or exemptions from or reductions of same shall be established in an agreement between the City and designated redeveloper for the Redevelopment Area.

5.3 DEFINITIONS

Any word or term not defined in this document shall be as defined in the Municipal Land Use Law, N.J.S.A., 40:55D-1 et seq., or the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. and shall be utilized in standard usage for the context in which the word is used. In interpreting definitions, words in one tense shall include other tenses or derivative forms; words in the singular shall include the plural and in the plural, the singular; either gender shall include the other or neither; the word "shall" is mandatory; the word "may" is permissive; the word "used" shall include "arranged," "designed," "constructed," "altered," "converted," "rented," "leased," or "intended to be used"; the word "lot" includes the words "plot," and "premises". The word "includes" or "including" shall not limit the term to the specified example; but is intended to extend its meaning to all other instances of like kind and character. Whenever a term is used in this Section, which is not defined, but which term is defined in the §33-2.2 of the Bayonne Municipal Code, it shall have such meaning as defined therein. Lastly, any word or term not defined or referenced within this Plan

shall be used with a meaning of standard usage as defined in Webster's New International Dictionary of the English Language, unabridged and latest edition.

- A. Definitions. The definitions listed below shall have the meanings indicated for use in this Redevelopment Plan.

Aisle – the traveled way by which cars enter and depart parking spaces.

Building Height – The vertical distance measured from the mean elevation of the finished grade along the front of the building to the highest point of the roof; flat roofs, to the main height level; between the eaves and the ridge, for gable and hipped roofs and to the deck line for mansard roofs. *Building height* shall not include roof-mounted mechanical equipment or other rooftop structures, including structures used for Recreation Facilities provided those equipment or structures do not exceed twenty-five (25) feet in height as measured from the top of the roofline, or as otherwise stipulated herein.

Building, Principal – A structure in which is conducted the principal use of the site on which it is situated.

Café – An eating and drinking establishment with a limited menu characterized by both indoor and outdoor seating.

Impervious Surface – Any material with an infiltration rate less than one inch per 120 minutes.

Lot Coverage – The area of a lot covered by any impervious surface.

Mixed Use – Development that contains a residential use and one or more non-residential permitted uses.

Office, Leasing or Management – An office serving the principal permitted use or uses in a building intended as a sales and leasing office for dwellings or tenanted space within the principal building.

Open Space – Any area that is unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with buildings, structures, streets, and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

Outdoor Seating, Restaurant – An accessory use to or extension of an eating or drinking establishment meeting the criteria for such in the Redevelopment Plan.

Parking Mezzanine – An intermediate floor in a building located directly above the ground floor where mechanical parking systems are provided to increase

structured parking capacity.

Personal Sales and Services – Establishments primarily engaged in providing services involving the care of a person or their goods or apparel, including but not limited to laundering, shoe repair, hair and body care, tailoring, and domestic services, but not to include massage (as prohibited herein), tattooing, or body piercing services.

Recreation Facility, Personal – A recreation facility provided as an accessory use on the same tract as a principal permitted use and designed to be used primarily by the occupants of the principal use and their guests.

Redeveloper – Any person, firm, corporation, entity, or public body that shall enter into a contract with the municipality or other redevelopment entity for the redevelopment or rehabilitation, or any area in need of redevelopment, or an area in need of rehabilitation, or any part hereof, under the provisions of the LRHL, or for any construction or other work, forming part of a redevelopment or rehabilitation project.

Retail Sales – Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, but not to include adult shops and adult media stores.

Retail Services – Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including, finance, real estate and insurance, motion pictures, amusement and recreation services, health, educational, and social services, museums and concert halls, but not to include adult cabarets.

Shared-Work Space – An office unit or building that provides accommodation for multiple businesses to share office resources, also known as coworking or collaborative work spaces.

Sidewalk Café – an addition to or extension of a café or retail use onto the public realm outside of interior space otherwise occupied by the establishment that may contain outdoor seating. *See*, Outdoor Seating.

Story - That portion of a building included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between the floor and ceiling next above it. The floor of the first story of a building shall not be more than 6 feet above the grade of the ground around the building. A parking level under a building which is not more than half its height above grade shall not be considered a story. A mezzanine floor shall be counted as a story if it covers more than 1/3 of the area of the floor next below it. Mezzanine levels, excepting parking mezzanines, shall only be allowed in the top story of a building. Architectural embellishments,

mechanical equipment enclosures, elevator penthouses and rooftop structures and improvements shall not be counted as a story.

Streetscape – Street furniture, walls, fencing, traffic control devices, kiosks, landscaping, pavers, newspaper boxes, charging stations, and other appurtenances located between the curblin and right-of-way, or immediately adjacent to the right-of-way on private property, for the use or visual enhancement of the street.

5.4 PRINCIPAL PERMITTED USES

- A. The following uses shall be provided only in a single building on the same lot:
- I. Multifamily residential dwellings
 2. Mixed-use building with ground floor/street level non-residential uses not to exceed 2,000 gross sf. in net leasable area , provided the non-residential uses consist of one or more of the following:
 - a. Retail sales.
 - b. Retail services.
 - c. Personal sales and service establishments.
 - d. Café.
 - e. Sidewalk café in accordance with §21-32 of the City of Bayonne Municipal Code.
 - f. Shared-work space.
 - g. A combination of uses §5.4.A.2.a-f hereinabove. For example, but not limited to, a retail sales bookshop and café.

While not required, it is preferred by the City that the Redeveloper pursue the mixed-use option, rather than the §5.4.A.2.a option.

5.5 ACCESSORY USES, BUILDINGS AND STRUCTURES PERMITTED

- A. The following accessory structures and uses shall be permitted when used in conjunction with a principal permitted use:
- I. Leasing Office.
 2. Fences and walls.

3. Signs.
4. Parking, which may be structured parking, surface parking, or mechanical parking.
5. Recreation facility, personal, and resident amenities such as fitness centers, game/party rooms, outdoor space, terraces, a rooftop amenity with seating, pools, barbeque/grilling areas, and community open space.
6. Balconies and terraces for individual units.
7. Utilities including alternative energy sources such as solar panels and electric charging stations.
8. Green infrastructure such as green roofs and rain gardens.
9. Refuse enclosures.
10. Outdoor seating associated with a café, sidewalk café, retail sales or retail service use compliant with §21-32 of the Municipal Code of the City of Bayonne and meeting the following additional requirements:
 - a. Serving food or drink to be consumed by the public, located within that portion of the sidewalk that lies within the area bounded by the public street, the principal façade and the imaginary perpendicular lines running from the outer edges of such principal façade to the public street; and
 - b. Containing only readily removable tables and chairs, without portable and/or temporary railings and/or planters; and
 - c. Unenclosed by fixed walls or ceilings, fences and removable barriers, umbrellas or other nonpermanent enclosures, exclusive of retractable awnings that are permanently affixed to the subject premises.
11. Uses that are customary and incidental to any principal uses as set forth herein.

5.6 PROHIBITED USES

While it should be understood that all uses not expressly permitted in this Redevelopment Plan are hereby prohibited, the following uses are specifically prohibited:

- A. Shops which offer for sale fire arms and/or ammunition.

- B. Gold purchasing stores.
- C. Check cashing establishments.
- D. Adult-oriented cabarets and retail sales.
- E. Motor fueling stations.
- F. Industrial uses.
- G. Drive-throughs.
- H. Massage parlors not part of beauty parlors or fitness centers.

5.7 AREA, YARD, HEIGHT AND COVERAGE REQUIREMENTS

A. Height and Stories.

1. Maximum building height shall be 85 feet and 6 stories.
2. The first story may be up to 30 feet as measured from the first floor elevation to the highest elevation of the ceiling to accommodate mechanical parking. This story may include a mezzanine level for parking that does not count towards the total number of stories. The first story may consist of multiple levels of fully automated parking, semi-automated parking, ramped surface parking, or any combination thereof as well as other uses as indicated herein. These multiple parking levels may be constructed as a single building story as defined herein, provided such parking is contained within the first story. Other building support spaces may also be provided on multiple levels within the first story, including, but not limited to utility rooms, mechanical and electrical rooms, building entrance lobbies, and building amenity spaces and the lowest level of the first story may contain the non-residential uses permitted in §5.4.A.2.
3. Staircase and elevator bulkheads less than 25 feet in height above the roof shall be excluded from height calculations. A outdoor rooftop recreation area shall be permitted above the 2nd story provided it is setback a minimum of five (5) feet from adjacent lots and the front lot line. Only indoor recreational space and no other habitable space shall be permitted above the 6th floor rooftop level, unless required by N.J.A.C. 5:23. A rooftop terrace, exterior amenity space, elevator lobbies, vestibules, storage spaces and similar ancillary accessory uses for the residential uses shall be permitted on the rooftop level.

- B. Minimum Setbacks and Build-To Lines:
1. Front build-to line (from Broadway right-of-way): 0 feet
 2. Minimum side yard (Floor 1): 0 feet one side,
5 feet aggregate side yards
 3. Minimum side yard (Floors 2-6): 5 feet
 4. Minimum rear yard: 15 feet
- C. Building projections, appurtenances, and architectural features shall be permitted to extend up to three feet into the right-of-way if permission is received from the Municipal Council. By way of example, this may include, but not be limited to, columns, cornices, pent roofs, vestibules, stoops, steps, canopies, balconies, and similar projections.
- D. Utilities and utility structures shall be permitted in the building setback area, when the structures are below ground, subject to approval by the Planning Board except that back-up generators may be permitted above ground. If within 15 feet of a rear or side lot line generators shall be vertically enclosed with masonry units (excepting access entrances) to assist in sound deadening.
- E. Maximum Building Coverage: 90% of the tract area. The percentage of lot area covered by a green roof, designed in accordance with the standards of §6.II.F.2.a, may offset building coverage at a ratio of 2:1 of green roof to building coverage. For example, if the green roof covers 10% of tract area, the building coverage calculation may be reduced by 5%.
- F. Minimum residential floor areas and ratio of dwellings to total dwellings in the Redevelopment Area shall be as follows:
1. Studio dwellings: 500 square feet per unit. Studio units shall comprise no more than 45% of the total unit count.
 2. One-bedroom dwellings: 650 square feet per unit. One-bedroom units shall comprise no more than 75% of the total unit count.
 3. Two-bedroom dwellings: 800 square feet per unit.
 4. No three-bedroom or more bedroom dwellings shall be permitted in the redevelopment area.

5. A maximum of ten percent (10%) of the units for each bedroom category shall be permitted to have a floor area less than ten percent (10%) of the minimums indicated.
 6. All bedrooms shall have at least one exterior window as a natural source of light.
 7. Each unit shall contain basic amenities such as washer/dryer unit and capability for cable television/internet utility connections.
 8. A den or similar living space shall be considered a bedroom unless it lacks a closet and an entry door, and/or has an opening that cannot be fitted for a standard interior door (i.e., wider than 40 inches) and/or has dimensions that cannot fit a full-size bed (54" x 75").
 9. A common package delivery room shall be required for each building within the Redevelopment Area.
- G. Residential rooftop amenities. Facilities containing amenities for residents and their guests may be located on any roof surface. Such uses may include recreational equipment, pool, lounging area, pergola, cabinetry, shade screens, seating and tables, grilling stations, food preparation for such grilling use, refuse containment and similar uses, provided that the following standards shall be met:
1. The residential rooftop amenity shall be set back from the edge of the roof a minimum of five (5) feet and this in between space shall be buffered.
 2. Buffers shall be composed of the installation of evergreen plant material at least four (4) feet in height at time of maturity. The height may be inclusive of any planter within which the evergreen planting is planted. Such plantings shall be native or native-adapted, drought tolerant, and able to survive in an urban rooftop environment.
 3. In lieu of, or in combination with, plantings, the redeveloper may build a clear wall/barrier or sound attenuation wall as a means of buffering the residential rooftop amenity from the street and surrounding properties, provided that the roof is surrounded by a parapet wall at least three (3) feet in height and the total height from the rooftop is six (6) feet. The clear wall/sound attenuation shall be designed to complement the design of the building. The sound attenuation wall shall be the AIL Soundwall system or approved equal.
 4. Elevator penthouses and staircases are permitted within required rooftop setbacks and are permitted to function as the required buffer in those

locations.

6. DESIGN STANDARDS

6.1 PARKING STANDARDS

- A. Minimum off-street vehicular parking requirements.
1. 1.0 space for each studio and one-bedroom dwelling unit and 1.25 spaces per units for each two-bedroom dwelling unit.
 2. No parking shall be required for §5.4.A.2 uses.
- B. Bicycle Parking. The following requirements shall apply to bicycle parking facilities.
1. A minimum of 0.5 spaces per dwelling unit and one space per each 500 sf. or part thereof of leasable floor area for §5.4.A.2 uses.
 2. All multifamily uses shall be provided secure, conveniently accessible facilities for the parking and storage of bicycles at the ground level.
 3. A minimum of 90% of the required bicycle parking spaces shall be provided in conveniently accessible indoor locations and/or storage rooms. Bicycle parking spaces that are against a wall may also be permitted to use a wall hanger for storing bicycles. Provisions for sidewalk bicycle racks in clear view of storefronts is encouraged, provided pedestrian circulation is not impeded.
 4. Any bicycle parking facilities within the right-of-way shall require approval from the Municipal Council.
- C. Vehicle Parking Stall Dimensions. Parking stall dimensions shall be based on the standards set forth below for standard parking stalls, compact parking stalls, parallel parking stalls, and tandem parking stalls, all of which shall be considered permitted parking types.
1. Standard parking stalls shall be a minimum of 8.5 feet wide by 18 feet deep.
 2. Compact parking stalls shall be a minimum of 8 feet wide by 16 feet deep.
 3. Parallel parking stalls shall be a minimum of 8 feet wide by 20 feet deep.
 4. Tandem spaces shall be a minimum of 9 feet wide by 36 feet deep. Tandem spaces shall be utilized for the same tenant, only.

5. A maximum of thirty-five percent (35%) of the off-street parking spaces may be compact-sized.
6. Mechanical parking systems are permitted to increase structured parking capacity. Parking spaces incorporating a mechanical system shall be exempt from the dimensional requirements specified herein but shall conform to all manufacturer specifications.
7. Barrier-free designated parking shall be provided in accordance with the Barrier Free Sub-Code, N.J.A.C. 5:23-7.
8. Electric vehicle parking shall be provided in compliance with P.L. 2021, Ch. 171, and the NJDCA Model EV Ordinance. While electric vehicle charging stations are required for the parking generated by the redevelopment of the site, there is no requirement for the redeveloper to provide public charging stations.
9. Parking spaces with charging equipment for electric vehicles shall be located to the extent feasible closest to an entrance or exit to the parking structure, but consistent with the need to provide barrier free parking spaces near internal access to habitable areas of the building(s), which shall take precedence over this requirement.

D. Driveway Access.

1. Driveway access shall be limited to one vehicular entrance and exit to the tract, no more than 20 feet in width unless approved by the City Engineer.
2. Minimum separation. No driveway shall be located within 50 feet of another driveway on the same side of the street, as measured from their centerlines.

E. Parking Areas.

1. Off-street parking shall be provided within the principal building.
2. Parking structures shall be used for passenger vehicle parking only, with no vehicle sales or rental, dead storage, dismantling, or vehicle servicing of any kind permitted. This shall be enforced through an appropriate enforceable legal mechanism.
3. Parking structure roofs may be landscaped and/or utilized for open space and recreation facilities.
4. Parking structures shall have adequate security provisions.

5. Parking structures shall utilize active ventilation, not passive ventilation.
6. Drive/parking aisle widths in parking structures shall conform the following table:

Table 2. Parking Dimension Requirements

Angle of Parking Space ⁽¹⁾	One-Way Aisle (in feet)	Two-Way Aisle (in feet)
90°	22	23
75°	17.75	22
60°	14.5	20
45°	13	20
30°	12	20
Parallel	12	20

⁽¹⁾ - Where the angle of the parking spaces differs sharing a common aisle, the larger aisle width shall prevail.

7. Parking spaces with charging equipment for electric vehicles shall have Early Suppression, Fast Response (ESFR) sprinklers installed above the electric vehicle spaces for firefighting purposes.

6.2 BUILDING AND STREETScape DESIGN STANDARDS

- A. Intent and Purpose of the Design Standards. The intent and purpose of the design standards for the Redevelopment Area is to produce a development that is complementary to the existing Broadway corridor in terms of use and design.
- B. General Building Design, Massing, and Materials. The permitted scale of the building, while larger than much of what exists now, shall be designed to maintain visual continuity with the existing rhythm and scale along the streetscape by utilizing variation in articulation along the building frontage in the pattern of individual buildings that exist on the block face. The design of the building shall use high-quality materials that are characteristic of the existing neighborhood, such as brick facades, brick ornamentation, stone sills, and accentuated cornice lines.
- C. Streetscape. The streetscape design is intended to create a pedestrian friendly frontage along Broadway with street furniture, plantings and other visual elements that will encourage greater foot traffic and social interaction in the neighborhood for residents and visitors.

D. Building Design.

1. The design of the building and landscaping within the Redevelopment Area shall be considerate of the site's prominent location at a highly visible location on a prominent corridor (Broadway).
2. Lobby Location. A residential lobby is required on Broadway.
3. All building façades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.
4. All buildings shall contain a distinctive base, middle and top.
5. The building should be designed with a "loft industrial" look and appearance in mind, an example of which can be found at the "Loft Two22" building located on the southeastern corner of Avenue E and East 21st Street, as depicted on the right.
6. Blank or featureless walls shall be avoided, and repetition should be limited. The building should not be designed with a front façade with an uninterrupted length of more than 60 feet without including any change in the vertical plane of the façade. This may be achieved through any one or combination of the following:
 - a. Pilasters, change in material, building step backs, and other façade recesses or projections.
 - b. The step back or projection shall be a minimum of 24 inches from the primary building façade.
7. Buildings shall be designed using a color palette that complements the architectural context of the surrounding area. Color palettes shall consist of traditional, durable earthtones such as beige, tan, terracotta, brick red, cast stone neutral colors and natural stone in light gray, beige, and tan. Bright, vibrant colors are to be avoided. Generally, one or two colors should be selected. The base color is the predominant color applied to the walls and

Figure 2. Example of Loft



major surfaces. Accent color is to be used for trim, hardware, windows and doors. The use of more than three colors within the space between changes in the vertical plane should be avoided.

8. High-quality, durable, decorative materials shall be incorporated into the ground floor façade along the street frontage and higher quality and more durable materials should be placed at lower elevations where pedestrians and other passersby can more readily see them, as shown in Figure 3.

Figure 3. Example of Ground Floor Material Use



Image Source: Google Street View: Avenue E and East 25th Street, Bayonne

9. Primary exterior building materials shall be masonry (modular brick, cast stone), natural stone, or metal panel system, including aluminum storefront for fenestration. Aluminum siding, vinyl siding, cultured stone and Plygem shall be prohibited.
10. Step backs of the upper floors are required to minimize the impact of the building size on the existing streetscape. Buildings on Broadway are primarily two to three stories. While this Redevelopment Plan permits a six-story building, the upper floors should visually “step back” from Broadway, to provide greater consistency in minimize its apparent height in contrast with nearby buildings.
11. All buildings shall be designed to front on streets in order to create a street wall consistent with good urban form and design principles. The main building entrance shall be oriented towards the street so as to contribute to the overall pedestrian environment.
12. Ground floor commercial uses permitted pursuant to §5.4.A.2.a-g shall be at street level with entrances that open directly onto the sidewalk. Other

entrances may be provided from parking areas or any other place necessary to the design of the building.

13. Entrances shall be designed to be attractive and functional. Awnings, changes in sidewalk paving materials, changes in height incorporating stairs, or any other indicator consistent with the design, proportions, material and character of the adjacent areas shall be encouraged.
 14. Application renderings. A three dimensional rendering and a colored elevation rendering shall be submitted as a part of the site plan application.
 15. Additional features such as canopies, awnings, and cornices are encouraged to create a sense of place.
 16. Any interior courtyard or rooftop terrace shall have exposure and views to the south, west, and/or east. Any interior courtyard or rooftop terrace may have exposure and views to the north, but not only to the north.
- E. Commercial Storefront Design. In this context the word “shall” denotes a mandatory requirement and the word “should” denotes a recommendation.
1. If the redeveloper opts to provide a commercial use on the ground floor as permitted in §5.4.A.2.a-g, it shall be required to conform to the following standards:
 - a. The portion of the ground floor frontage where the commercial use is located should be primarily glazed with tall shop windows.
 - b. A minimum of 70 percent of the street-facing storefront façade between two and eight feet in height shall be comprised of clear windows that allow views of indoor space or product display areas.
 - c. Real or apparent columns of wood, steel or aluminum should be used to divide sections of the storefront in order to create vertical proportions.
 - d. The storefront should be composed of modular brick, stone, tile, cementitious stucco or metal panel.
 2. Buildings shall be designed using a color palette that complements the context of the surrounding area. Color palettes shall consist of traditional, durable earthtones such as beige, tan, terracotta, brick red, cast stone neutral colors and natural stone in light gray, beige, and tan. Bright, vibrant colors are to be avoided. Generally, one or two colors

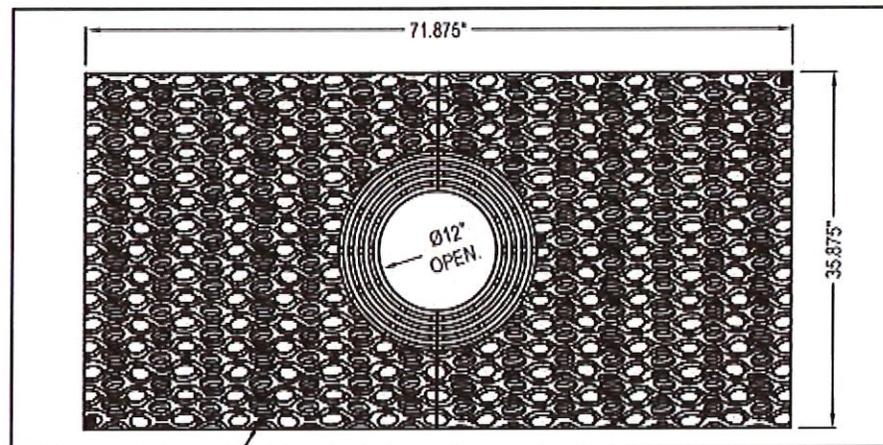
should be selected. The base color is the predominant color applied to the walls and major surfaces. Accent color is used for trim, hardware, doors, and windows. The use of more than three colors shall be avoided.

6.3 STREETScape DESIGN

- A. Repair of faulty existing conditions. Existing sidewalks, curbs, and parallel parking spaces on the same side of the street shall be reconstructed or repaired as needed, as determined by the City Engineer.
- B. The minimum sidewalk width along Broadway shall be 12 feet and comprise a “Frontage Zone”, “Clear Zone” and “Tree Zone.”
 1. The Frontage Zone. The frontage zone is closest to the building. This shall be a minimum of one (1) foot in width and a maximum of three (3) feet in width. This space should contain benches, tables and other street furniture. If the mixed-use option is chosen by the redeveloper and three feet of space is present, this space may be used for outdoor seating associated with a café, sidewalk café, retail sales or retail service use compliant with §21-32 of the Municipal Code of the City of Bayonne in conjunction with additional width from the Clear Zone. If this space is less than three feet then outdoor seating may be located in the tree zone.
 2. The Clear Zone. The Clear Zone is the middle portion of the sidewalk utilized by pedestrians. This portion of the street shall be a minimum of five (5) feet in width and a maximum of six (6) feet in width. A sidewalk design utilizing pavers or decorative scoring is encouraged but not required.
 3. The Tree Zone. The Tree Zone is the portion of the sidewalk furthest from the building and shall be a minimum of five (5) feet wide including the curb.
 - a. This portion of the sidewalk shall contain shade trees. Additional plantings such as shrubs, grasses and flowers are recommended but not required, but shall not be planted in any required clear sight triangle area as determined by the City Engineer.
 - b. Trees shall be located within a soil cell that is the same or equivalent to the Silva Cell System. Trees should be spaced 35 to 45 feet apart taking into account the location of underground utilities, driveways, on-street parking and loading zones.
 - c. Tree grates shall be installed at the base of shade trees that are flush with the sidewalk. These shall contain a wide enough opening around

the base to permit the healthy growth of the tree, or be designed to be modified as the tree grows. The grate shall contain openings to permit air and water to reach the soil, though they shall be narrow enough to allow for use safely by pedestrians, bicyclists and those utilizing wheelchairs. An example is indicated below in Figure 4.

Figure 4. A Detail of a Tree Grate with an Adjustable Opening.



- d. In between street trees, the following utilities and other streetscape elements are required or permitted:
 - 1) Trash cans should be located toward the center line of this zone and near building entrances.
 - 2) Street furniture such as benches and bicycle racks are encouraged within this zone. Seating is required as part of the streetscape improvements in the Redevelopment Plan and shall be as approved by the Planning Board
 - 3) Permeable pavers are recommended in the tree zone. If such pavers are proposed, the sidewalk shall also contain an appropriate connection to the stormwater management system as approved by the City Municipal Engineer.
- C. At a minimum, sidewalk and streetscapes shall be designed to be compliant with the Americans with Disabilities Act (ADA) and all Local, State and Federal regulations related to barrier-free design. Compliance with ADA regulations shall be approved by the City Engineer.
- D. Sidewalks should be designed to be safe for pedestrians, those with mobility issues and individuals in wheelchairs. They should be wide, level, and include

places for rest.

- E. Multi-sensory wayfinding for the vision and hearing impaired should be included in sidewalk design.

6.6 LIGHTING.

- A. General. All outdoor lighting, excepting street lighting, should be coordinated as to style, material and color. All exterior lighting shall be designed, located, installed and directed in such a manner to prevent objectionable light at and across property lines.
- B. Street lighting. Street lighting shall conform to the City of Bayonne municipal street lighting standards or as approved by the City Engineer.
- C. Pedestrian lighting. In general, pedestrian lighting should be building mounted at a mounting height no greater than fourteen (14) feet. The minimum footcandle illumination in the Clear Zone should be 0.5 at grade level. Maximum footcandle illumination should not exceed 4.0 at grade level.
- D. Side and rear yard lighting. Lighting should only be proposed for security purposes and not exceed 0.25 footcandle at the property line.
- E. Lamps shall emit a color temperature between 2800°K and 4000°K with a minimum color rendering index of seventy (70) or higher.
- F. The redeveloper may incorporate decorative lighting into the design of the building that is arranged in a manner to provide for a creative and artful effect.

6.7 FENCES AND WALLS

- A. Fences and walls shall not be permitted between the building and the right-of-way along the front yard on Broadway.
- B. Fences and walls shall be permitted along the side or rear property line at a maximum height of six (6) feet.
- C. Fences shall be commercial or industrial grade powder-coated metal picket and freestanding walls shall be masonry consistent with the architectural elements of the principal building.

6.8 LANDSCAPING STANDARDS

- A. Street trees shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.

- B. It is recommended that at least two different species of deciduous trees be installed.
- C. Plantings such as shrubs, flowers, or trees shall be used to accent entrances, arcades, sidewalks, communal plazas, communal rooftops and communal terraces. Such accent plantings shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- D. Landscaping for rooftop amenities and terraces. Such plantings shall be hardy, native or native adaptive species that are able to thrive in an urban environment. Rooftop planters shall contain appropriate drainage outlet systems and may include storage reservoir systems, irrigation and root barriers.
- E. Except as otherwise modified, the plant material used in the Redevelopment Plan area shall conform to ANSI Z60.1.
- F. All landscape areas shall be maintained in accordance with municipal codes. In addition, the following shall apply:
 - 1. When irrigation is not provided, specifically for trees, Tregator bags are recommended to help facilitate proper watering during the first two (2) years.
 - 2. Planting areas and lawns should be watered for a minimum of the first three month following installation and is encouraged until first winter.

6.9 SIGNS.

- A. Residential Signage. Residential buildings, or residential portions of a mixed-use building, shall be limited to one architectural wall sign for each street frontage affixed to the principal elevation having a maximum sign area of 100 square feet. Such sign may be affixed flat to the façade or be a perpendicular projecting sign extending no more than three (3) feet from such façade, provided Municipal Council approval for the overhang into the right-of-way is obtained.
- B. Commercial Signage. The commercial portion of any mixed-use development shall be permitted one architectural wall sign affixed to the storefront having a maximum sign area of no greater than forty (40) square feet. If the commercial use occupies the corner with storefront on two streets, two signs shall be permitted, one facing each street, provided the message is the same on both signs.
 - 1. Additional signage, such as decorative banners, canopies, and awnings are encouraged to create a sense of place, subject to the approval of the Planning Board.

6.10 OPEN SPACE AND RECREATION FACILITIES

- A. A minimum of fifteen percent (15%) of the tract area shall consist of open space and recreation facilities, or leisure time space. This may include yard area, common roof terraces, balconies and green roof. Stormwater management facilities, if essentially vegetated and naturalized, may count towards the open space calculation.

6.11 ADDITIONAL PERFORMANCE STANDARDS

- A. **Traffic Signals.** Traffic signals (a minimum of one) in a rational nexus to the Redevelopment Area shall be fitted with signal preemption for emergency vehicles. At the request of the Redeveloper, the City shall, at the Redevelopers expense, provide for the installation of necessary equipment to accomplish such signal preemption for emergency vehicles at the signalized intersections, if any. The equipment specifications are on file with the Superintendent of the Police and Fire Signal Communications Unit.
- B. **Residential Parking Permit Program.** No residents in the multifamily development shall be eligible for the City's on-street Residential Permit Parking Program.
- C. **Environmental Remediation.** The designated Redeveloper of the Redevelopment Area shall be responsible for any and all environmental regulatory compliance in accordance with New Jersey Department of Environmental Protection (NJDEP) requirements for property acquired by the Redeveloper.
- D. **Trash and Recycling.** Trash, recycling and waste removal shall be performed by a private hauler contracted by the redeveloper or building owner. All trash, recycling and refuse storage shall be fully enclosed and screened within the building or, if outside, within a minimum 6' enclosure of masonry construction on all four sides of said enclosure. The masonry enclosure and access gate shall match or complement the principal building.
- E. **Utilities and Mechanical Equipment.**
 - I. **Stormwater management.** A stormwater management plan shall be prepared and stormwater calculations shall be provided for review and approval by the City Engineer. Such plan shall comply with the City's stormwater management ordinance and NJDEP rules and regulations. However, regardless of the development classification, the applicant shall design the site's stormwater management system to fully comply with the standards for water quantity reductions as required for a Major Development.

2. Water and sanitary sewer utility extensions as approved by the City Engineer, PVSC, and NJDEP shall be provided.
3. The designated Redeveloper shall operate and maintain any newly installed sanitary, storm water and water utilities in the Redevelopment Area including connections to the municipal systems.
4. All mechanical equipment serving the buildings shall be placed on the roof of the building, excepting an emergency generator, which may be placed at ground level. This equipment shall be screened in a manner consistent with the architecture of the building and shall utilize the same material used in construction of the building such that screening appears to be integral part of the building.
5. All mechanical equipment, generators, HVAC and generator equipment, and similar equipment shall be acoustically buffered such that any noise generated shall be within the applicable standards as defined by the State of New Jersey.
6. No mechanical equipment shall be placed on the ground floor outside of the building on any area that abuts a public right-of-way.

F. Sustainable Design.

1. All buildings shall demonstrate the project would meet the requirements to achieve a LEED (Leadership in Energy Efficient Design) Certified rating or greater. Actual LEED certification and commissioning is not required.
2. A minimum of 35% of the building's rooftop surfaces shall be devoted to one or more of the following sustainable elements and/or open space, in any combination:
 - a. Green roofs, which shall mean a vegetated roof or living roof, comprised of an engineered roofing system that supports a planting medium which enables the growth of specialized drought-tolerant plants such as grasses, sedums, and wildflowers that require little irrigation beyond rainfall. Green roofs shall be irrigated by water obtained directly from rainwater or from a rainwater collection system integrated into the building. Green roof areas shall be deed restricted.
 - b. Cool roof, which shall mean a roof that utilizes a material that has a solar reflectivity of 40% or greater.
 - c. Solar panels or other rooftop non-polluting renewable energy systems.

- d. Rooftop open space (amenity space) which may include, by way of example, rooftop terraces, sundecks, sitting areas, and container plantings. Rooftop open space must be used in combination with one or more other sustainable elements noted above; it cannot be used to satisfy the 35% requirement alone. Container plantings shall not be considered green roofs, which are intended to serve a distinct ecological function of thermal reduction (heat island effect), energy conservation, water management, carbon absorption, and habitat.
- e. Provisions for non-polluting and renewable energy systems such as solar are encouraged throughout the entire redevelopment.

7. THIS PLAN CANNOT BE USED AS A BASIS FOR EMINENT DOMAIN

This Redevelopment Plan is not an area that has been declared eligible for condemnation and as such cannot be used as a basis for eminent domain acquisition.

8. RELOCATION OF PERSONS AND BUSINESSES

Since this Plan does not contemplate the acquisition of property that will temporarily or permanently displace either residents or businesses, a Workable Relocation Assistance Program pursuant to N.J.A.C. 5:11-1, et seq. is not required.

9. RELATIONSHIP OF REDEVELOPMENT PLAN OBJECTIVES TO OTHER PLANS

- A. City of Bayonne Master Plan. The City adopted an updated Master Plan Re-Examination Report in August 2017. The master planning process represents a continuing effort to ensure the City's planning policies, goals and objectives provide the highest quality of life for its residents, business and visitors. The 2017 Master Plan Re-Examination Report provides updated recommendations for policy, land use and planning based on a changing pattern of development and identifies the importance of increasing the tax base while promoting the highest quality of life for the residents through progressive zoning and planning policies.
- B. This Redevelopment Plan is substantially consistent with Bayonne Master Plan and its goals and objectives, specifically as they relate to housing around transit hubs and development. The Master Plan has long encouraged the development of higher density housing around the NJ Transit Station of the Hudson Bergen Light Rail System.

10. COMPARISON OF PLANS OF OTHER JURISDICTIONS

- A. **Contiguous Municipalities.** The City is a peninsula surrounded by Upper New York Bay to the east, Newark Bay to the west and the Kill Van Kull to the south. The only municipality that is contiguous to Bayonne is the City of Jersey City to the north; however, the Redevelopment Area does not border nor is adjacent to any other municipality. This Plan and the Jersey City Master Plan both recommend the preservation of the existing residential neighborhoods, and redevelopment with higher density transit-oriented development where appropriate. The Redevelopment Area does not border any contiguous municipalities.
- B. **Hudson County.** Hudson County adopted a Strategic Revitalization Plan and Master Plan in 2002 with a significant emphasis upon smart growth, brownfield redevelopment and preservation of the County's commercial base. This Plan for the Redevelopment Area promotes smart growth by facilitation private sector investment on blighted and vacant land within the City, encourages higher density transit-oriented redevelopment. In particular, this Plan promotes land use policies which maximize the use of existing and proposed transportation infrastructure by concentrating development activity in an area served by mass transit. This Plan is therefore consistent with and implements the Hudson County Strategic Revitalization Plan and Master Plan.
- C. **State Development and Redevelopment Plan.** The SDRP provides a flexible framework for smart growth with an emphasis on promoting new development in designated centers, protecting environmentally sensitive environs, encouraging brownfield redevelopment and revitalizing the State's cities. The SDRP establishes a planning framework that encourages compact, mixed-use communities in so-called "centers" that will provide a variety of choices in housing, employment opportunities, entertainment, services, transportation and social interaction. The Redevelopment Area is located in Metropolitan Planning Area I ("PA-1") where the SDRP intends development provide the following:
1. Provide for much of the State's future development and redevelopment;
 2. Revitalize towns and cities;
 3. Promote growth in compact forms;
 4. Provide for mixed-use concentrations of residential and commercial activities;

5. Protect the character of existing stable communities.

This Plan is a smart growth initiative that promotes center-based growth in a compact, high-intensity development that advances the reuse of a vacant facility and supports the City's economic revitalization program. This Plan contains design guidelines and standards that promote the development of a visually appealing and spatially functional commercial development that will thoughtfully enhance the City's commercial district. This Plan contains density controls and other land use regulations to ensure the revitalization is successful, while concurrently accommodating a significant amount of commercial growth within the Hudson County Urban Complex. This Plan is consistent with the purpose of the PA-1 and SDRP goals for such area, which designate the City for growth.

11. EFFECT OF APPROVAL

The effects of any Planning Board approval shall be consistent with the rights granted by Municipal Land Use Law (*N.J.S.A. 40:55D-1 et seq.*) except to the extent they may be modified by the Redeveloper's Agreement.

The Redevelopment Plan shall remain in full force and effect for a period of twenty (20) years from the effective date of adoption of this Redevelopment Plan by the Municipal Council; however, the period of time granting rights for the redevelopment of the area to a redeveloper(s) shall be as established in an executed Redevelopment Agreement.

APPENDIX A. RESOLUTION AUTHORIZING THE REDEVELOPMENT PLAN

Agenda No. R-4 ^{R-3}

MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 24-12-18-076

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 657-663 BROADWAY AND DESIGNATED AS BLOCK 158, LOTS 22, 23 AND 24 AS A NON-CONDEMNATION AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE TO PREPARE A REDEVELOPMENT PLAN.

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the "City") public body corporate and politic of the State of New Jersey (the "State"), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation and/or an area of redevelopment; and

WHEREAS, pursuant to the LRHL, the City Council of the City (the "City Council") adopted Resolution No. 98-02-04-040, designating the entire City as an area in need of rehabilitation in accordance with N.J.S.A. 40A:12A-14; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by resolution, to have its Planning Board conduct a preliminary investigation to determine whether an area of the municipality is a non-condemnation "area in need of redevelopment" pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, on March 13, 2024, the City Council of the City of Bayonne adopted a resolution which authorized and directed the Bayonne Planning Board to undertake a preliminary investigation to determine whether certain property located at 657-663 Broadway, identified as Block 158, Lots 22, 23 and 24 on the Bayonne Tax Map (the "Property"), may be designated as a non-condemnation "area in need of redevelopment" in accordance with the provisions of the LRHL; and

WHEREAS, the Planning Board has undertaken its preliminary investigation, prepared the necessary report and map of the study area and conducted a public hearing on November 4, 2024; and

WHEREAS, the Planning Board has recommended that the subject Property be designated as a non-condemnation area in need of redevelopment in accordance with the LRHL; and

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WHEREAS, the City Council has considered the matter and agrees with the findings of the Planning Board; and

WHEREAS, the City Council believes the Property is potentially valuable for contributing to, serving and protecting the public health, safety and welfare and for the promotion of smart growth within the City; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Property located at 657-663 Broadway, identified as Block 158, Lots 22, 23 and 24 is hereby designated as a non-condemnation area in need of redevelopment in accordance with the LHRL, N.J.S.A. 40A:12-1 et seq.

Section 3. The Planning Board is hereby further authorized and directed to prepare a Redevelopment Plan for Block 158, Lots 22, 23 and 24, in accordance with the LHRL, N.J.S.A. 40A:12-1 et seq.

Section 4. The Planning Board shall transmit the Redevelopment Plan to the City Council for further consideration and action upon completion of same.

Section 5. The Municipal Clerk is hereby directed to forward a copy of this resolution to the Department of Community Affairs.

Section 6. This Resolution shall take effect immediately.

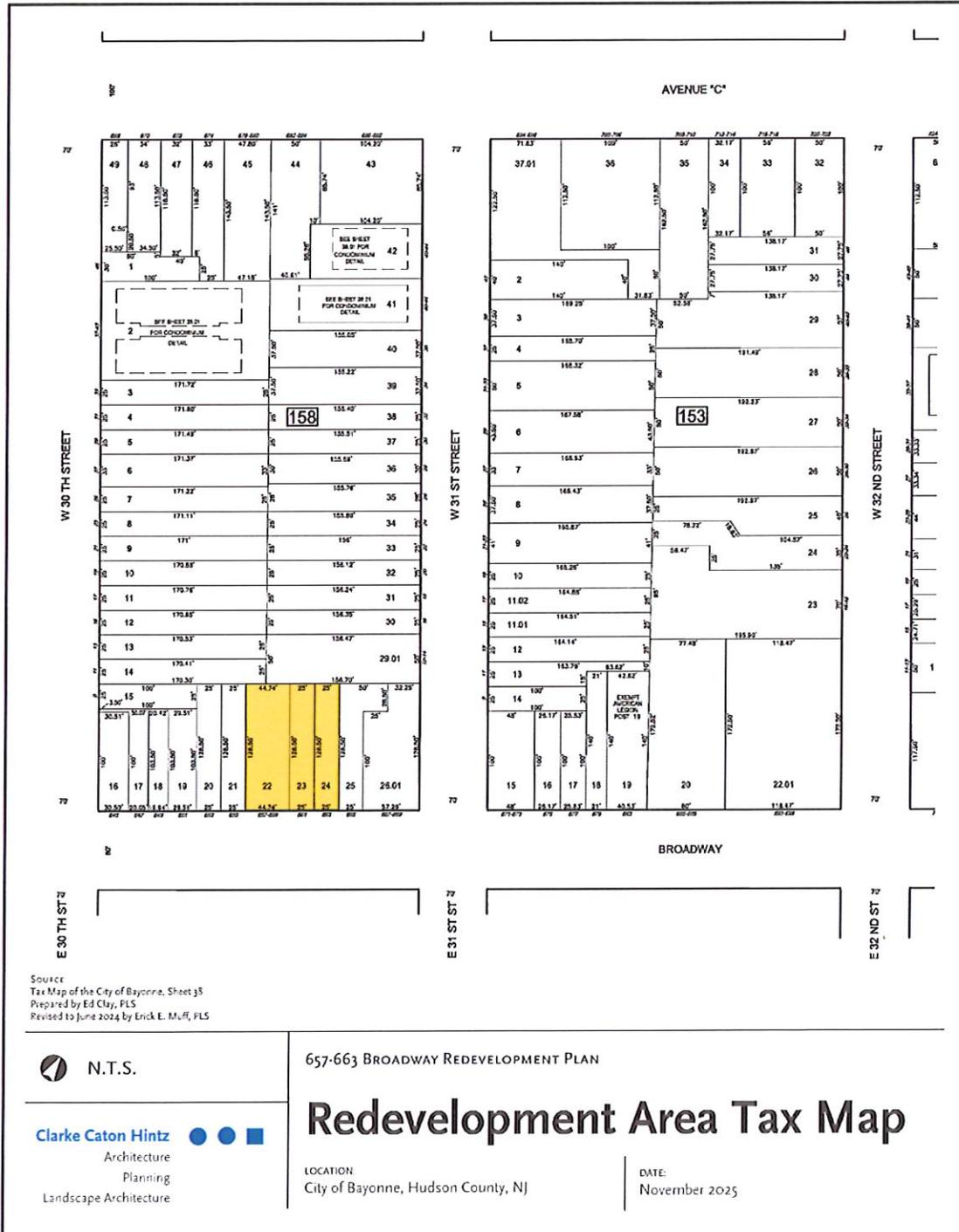
Council Member	Aye	Nay	Abstain	Absent
Booker	X			
Carroll	X			
Perez	X			
Weimmer	X			
LaPelusa	X			

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Madelene C. Medina
CITY CLERK

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APPENDIX B. REDEVELOPMENT AREA TAX MAP



APPENDIX C. PLANNING BOARD RESOLUTION RECOMMENDING APPROVAL

[to be inserted when available]



APPENDIX D. ORDINANCE ADOPTING THE REDEVELOPMENT PLAN

[to be inserted when available]

