



653-657 AVENUE E REDEVELOPMENT PLAN

CITY OF BAYONNE, NJ



City of Bayonne
653-657 Avenue E,
659 Avenue E, and 47 East 41st Street
Redevelopment Plan

Block 98, Lots 13, 14, and 15

Prepared for:
City of Bayonne
Hudson County, New Jersey

Prepared by
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The original of this report was signed and sealed in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners



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A. INTRODUCTION

1. Basis for the Plan

The City of Bayonne authorized the Planning Board through resolution number 24-04-17-076 adopted on April 17, 2024, to investigate the study area as an Area in Need of Redevelopment. This resolution directed the City Planning Board to conduct an investigation and to hold a public hearing in order to determine if Block 98, Lots 13, 14, and 15 qualified as an area in need of redevelopment under the criteria set forth in The Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”). The resolution also included that the hearing notice shall state that the redevelopment area determination shall not authorize the municipality to exercise the power of eminent domain, thus establishing a “Non-condemnation redevelopment area”.

The City of Bayonne Planning Board heard testimony from the City’s economic development consultant regarding findings from the Study dated August 2025 in which the City’s consultant testified in detail as to their authorship and findings as to the Area in Need of Redevelopment Study and provided answers to inquiries made by the members of the Bayonne Planning Board as well as the general public and their respective counsel. This public hearing took place on August 12, 2025. The Planning Board recommended Block 98, Lots 13, 14, and 15 be designated as an “Area in Need of Redevelopment” without the power of condemnation.

The City of Bayonne Council adopted Resolution No. 25-09-17-051 on September 17, 2025, designating Block 98, Lots 13, 14, and 15 as an area of redevelopment without the power of condemnation, and authorizing the City Planner, Neglia Group, “to prepare a redevelopment plan for the Study Area and present the same to the Planning Board for review”.

The draft plan herein is the product of an analysis of the site’s physical features and characteristics, assessment of the property of various design concept approaches, and discussions with the developer’s design team.

The plan is designed to affirmatively address the statutory requirements set forth in the LRHL, identify the plan’s underlying goals and objectives, enumerate permitted uses and bulk regulations governing redevelopment of the site, and indicate the plan’s relationship to local, regional, and state land use planning objectives.

The City is obligated to proceed in accordance with the procedures set forth in the Local Redevelopment and Housing Law.

B. LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL)

1. Process

In 1992, the State of New Jersey adopted into law legislation which revised and updated the State’s local redevelopment and housing enabling legislation. The Local Redevelopment and Housing Law (LRHL) replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. The LRHL was ultimately designed by the New Jersey State Legislature to assist municipalities in the process of redevelopment and rehabilitation as evident in its preamble which states that:

“There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or

lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort.”

The LRHL provides the statutory authority for municipalities to designate an “area in need of redevelopment,” prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the Governing Body has the power to conduct a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

When authorized by the Governing Body, a Planning Board has the power to conduct a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The City Council directed the Planning Board to undertake such a study. The Planning Board prepared its study and presented its findings and conclusions that the study area met the criteria, and the City subsequently designated these lots as an ‘area in need of redevelopment’.

The Planning Board is also authorized to make recommendations concerning a redevelopment plan and prepare a plan as determined to be appropriate. As noted above, the City directed the preparation of such plan. This report represents the draft report regarding a redevelopment plan for the area in question and will be followed up with a final draft following review with the Planning Board.

In 2013, the LRHL was amended to mandate that municipalities, at the inception of this process, declare whether they intend to use their powers of eminent domain as part of any redevelopment effort. This necessitates an indication, at the time of the Governing Body’s initial resolution directing the Planning Board to prepare their analysis, whether the municipality will proceed to study the area within the context of a “condemnation” or “non-condemnation” redevelopment procedure. In this instance, the City Council chose the “non-condemnation” approach to the Area in Need of Redevelopment study.

2. Statutory Criteria

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - a. The master plans of contiguous municipalities;
 - b. The master plan of the county in which the municipality is located;
 - c. The State Development and Redevelopment Plan adopted pursuant to the “State Planning Act” P.L. 1985,c.398 (C.52:18A-196 et al.).

6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
9. The redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.).
11. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
12. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

C. REDEVELOPMENT PLAN AREA

1. Site Description

The Redevelopment Area includes three (3) parcels, Block 98, Lots 13, 14, and 15 on the City of Bayonne Tax Map. The Redevelopment Area is currently developed with three (3) residential structures and is commonly referred to as 47 East 41st Street, 653-657 Avenue E, and 659 Avenue E. The property that was studied and approved as an area in need of redevelopment is known as the 653-657 Avenue E Redevelopment Area (the "Redevelopment Area"). The three (3) parcels consist of approximately 0.30 acres.

Block 98, Lot 13, commonly known as 47 East 41st Street, consists of an area of approximately 0.07 acres. The lot is rectangular and is currently developed with a two and a half-story single-family residence built in 1920. The lot has street frontage along East 41st Street.



Source: Google Earth

Block 98, Lot 14, commonly known as 653-657 Avenue E, consists of an area of approximately 0.18 acres. The lot is rectangular and is currently developed with a two and a half-story two-family residence built in 1891. The lot has street frontages along East 41st Street and Avenue E.



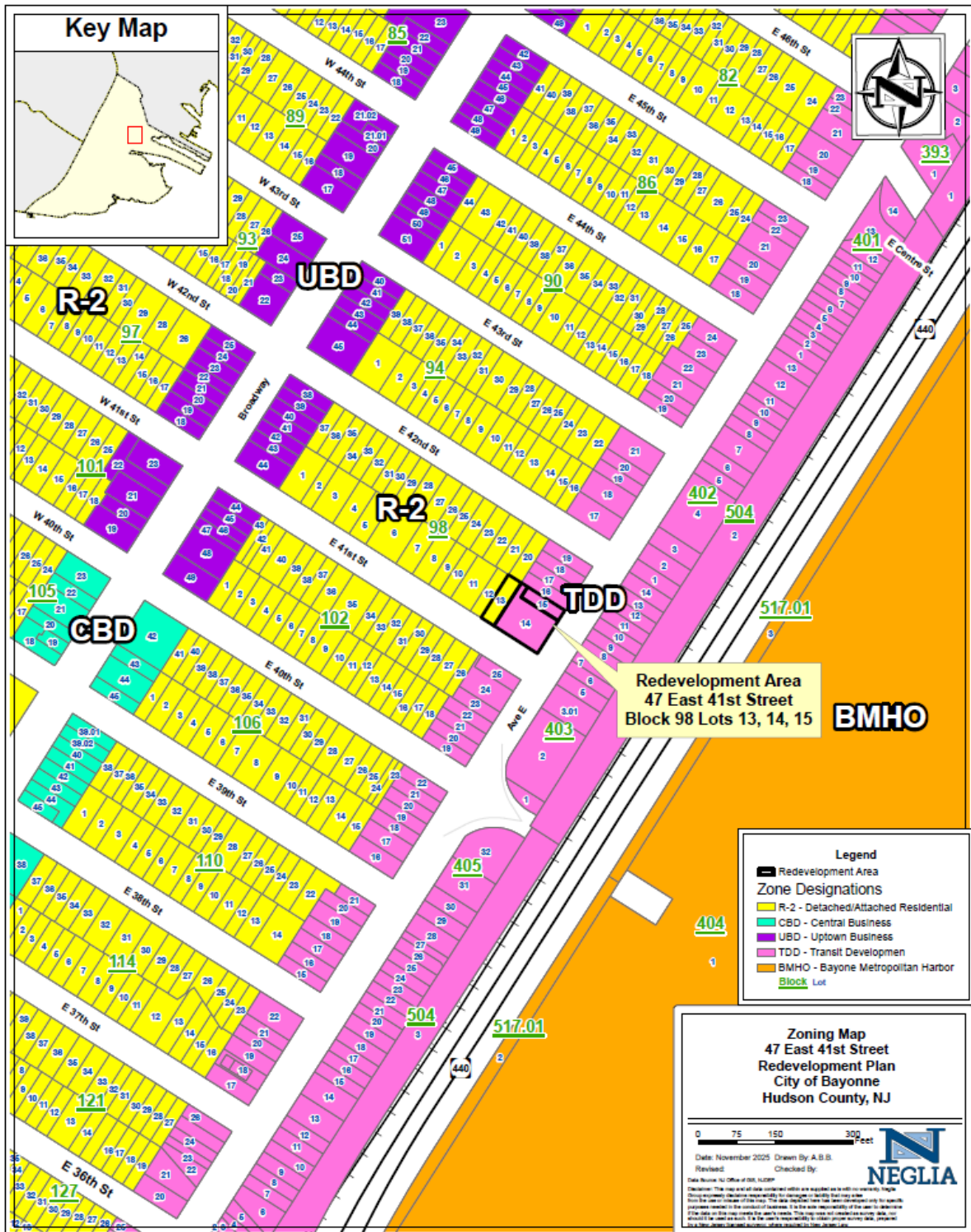
Source: Google Earth

Block 98, Lot 15, commonly known as 659 Avenue E, consists of an area of 0.05 acres. The lot is rectangular and is currently developed with a single-story single-family residence built in 1957. The lot has street frontage along Avenue E.



Source: Google Earth

Block	Lot	Address	Acreage
98	13	47 East 41 st Street	~0.07
98	14	653-657 Avenue E	~0.18
98	15	659 Avenue E	~0.05
TOTAL			0.30 acres



D. REDEVELOPMENT PLAN COMPONENTS

1. Required Components of a Redevelopment Plan

N.J.S.A. 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displace residents will be available to them in the existing local housing market.
4. An identification of any property with the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
 - The master plans of contiguous municipalities;
 - The master plan of the county in which the municipality is located;
 - The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985,c.398 (C.52:18A-196 et al.).
6. An inventory (as of the date of the adoption of the resolution finding the area to be in need of redevelopment) of all housing units affordable to low and moderate income households, as defined pursuant to N.J.S.A. 52:27D-304, that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.
9. The redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," N.J.S.A. 52:27D-301 et seq. and the housing element of the municipal master plan.
10. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c. 291 (C.40:55D-1 et seq.).
11. The redevelopment plan must state whether it shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.
12. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may

adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

2. Notes on Plan Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between “shall” and “should.” “Shall” or “must” means that a developer is required to comply with the specific regulation, without deviation. “Should” means that a developer is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

3. Goals and Objectives

The goals and objectives of this Redevelopment Plan are as follows:

1. Redevelop a site in the City of Bayonne which has been found to be an area in need of redevelopment and satisfies certain criteria of the Local Redevelopment and Housing Law;
2. Create a residential development that reinvigorates the site and the surrounding neighborhood;
3. Encourage the development of high-quality housing and multi-generational communities that provide a variety of housing types for different age and income groups;
4. Promote the revitalization of vacant and underutilized sites with viable land uses;
5. Ensure high-quality architecture and attractive redevelopment;
6. Promote redevelopment that is appropriate for the Redevelopment Area’s particular location on Avenue E, and proximity to the Hudson-Bergen Light Rail system and other local and regional transportation networks.
7. Provide streetscape improvements that create an enjoyable environment for passersby and residents of the area.

4. Relationship to Local Goals and Objectives

The City of Bayonne adopted the first comprehensive Master Plan in 1990. The City adopted a new Master Plan in 2000, which guided development of MOTBY, downtown, and the Hudson-Bergen light rail line, as well as the Hudson River waterfront walkway. A subsequent Re

Examination report was adopted in 2017. The following objectives listed in the report may be relevant to a redevelopment investigation of the Study Area:

Major Objectives indicated in the 2000 Master Plan at the time of the adoption of the last reexamination report that are relevant to the current study:

- Encourage the development of a mixed-use transit village in the Avenue E corridor with higher density residential uses and commuter-oriented retail activity that capitalizes on proximity to the Hudson Bergen Light Rail Transit System (HBLRTS). Such uses should be targeted for underutilized or transitional heavy commercial and industrial properties along Avenue E.
 - The Study Area is located within the Avenue E corridor and only 0.2 miles from the 45th Street Hudson Bergen Light Rail Station.
- Address quality of life issues resulting from land use conflicts, intensive commercial and industrial uses, increases in residential density from illegal conversions, vacant or underutilized parcels, and limited parking in residential and commercial districts.

- Support the development of quality, higher density multi-family housing on Avenue E near HBLRTS stations in order to serve the commuter population.
- Recognize the potential of selected vacant, underutilized or deteriorated properties for in-fill residential development.

The Land Use Recommendations outlined in Section 4 of the 2017 Reexamination Report include the following:

- *“Encourage appropriate mixed use redevelopment along Broadway on a neighborhood scale adjacent to the 8th, 22nd, 34th, and 45th Street train stations.” (pg. 79)*
- *“For existing residential neighborhoods, recommendation to protect and preserve the size, scale and character of existing residential neighborhoods by eliminating the encroachment of commercial and multi-family uses in these areas.” (pg. 82)*
- *“Encourage high quality adaptive reuse and development of single family, duplexes and town homes in existing residential neighborhoods.” (pg. 82)*
- *“Provide architectural and neighborhood design standards for the any proposed development single family zoning districts including but not limited to:*
 - i. *Architectural / Neighborhood Design Standards for both new and existing structures:- Building Architectural, Character, Orientation, Entrances, Storefronts, Materials, Uses;- Building Service Locations, Mechanical Equipment Screening;- Parking location, type, materials;- Parks, Plazas and Open Spaces;*
 - ii. *Rehabilitation, Streetscape and Signage Standards: Hardscape, Landscape, Lighting, Benches, etc.; Signage Principles, Criteria and Standards;” (pg. 82-83)*

The Economic Recommendations outlined in Section 4 of the 2017 Reexamination Report include the following:

- *Recommend strengthening the existing zoning to require rehabilitation and redevelopment that is appropriate to the existing residential neighborhoods in terms of scale and density that will add to the City of Bayonne’s tax base (pg. 92)*
 - *Consider providing alternative housing options such as apartments to attract and keep millennials and empty nesters. These demographic groups support retail, restaurants and commercial uses that are important components for revitalization; (pg. 92)*
 - *Consider implementing design standards that meet condominium standards so rental units can be converted to for sale units in the future; (pg. 92)*

The Housing Recommendations outlined in Section 4 of the Reexamination Report include the following:

- *“Promote the development of a range of housing types with a mixture of densities, including low, moderate, middle and market rate housing that is affordable to millennials, young families and empty-nesters seeking to remain or move into Bayonne.” (pg. 95)*

Promote compatibility with planning efforts of other jurisdictions – The 2017 Re-examination affirms the objective of ensuring that future development in Bayonne is sensitive to the master plans and zoning of adjacent municipalities, the Hudson County Master Plan, and the State Development and Redevelopment Plan.

Bayonne has undertaken a number of redevelopment initiatives in recent years to revitalize underutilized areas within the city. Neighboring municipalities such as Jersey City, Hoboken, and Newark have also engaged in significant redevelopment efforts. As a result, establishing a redevelopment area within Bayonne is consistent with the planning strategies of surrounding jurisdictions and aligns with the City of Bayonne’s Master Plan, as well as its most recent Master Plan Reexamination Report.

5. Relationship to the City's Land Use Procedures

The regulations set forth herein shall supersede all prior redevelopment plans pertaining to this site and the Bayonne Land Development Ordinance Chapter 33 and the Bayonne Zoning Ordinance Chapter 35, unless otherwise noted herein.

E. REDEVELOPMENT PLAN

1. General Regulations

The regulations set forth herein shall supersede all prior redevelopment plans pertaining to this site and the Bayonne Land Development Ordinance Chapter 33 and the Bayonne Zoning Ordinance Chapter 35, unless otherwise noted herein.

Deviations. In accordance with N.J.S.A. 40:55D-70 c(1), the Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. In accordance with N.J.S.A. 40:55c(2), the Planning Board may also grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments

Consistency. This Redevelopment Plan is substantially consistent with the Bayonne Master Plan and its goals and objectives, specifically as they relate to contextually appropriate redevelopment in existing residential neighborhoods. The master plan recommends the consideration of alternative housing options, including apartments, as a means to attract residents across generations to established residential neighborhoods. This plan provides for alternative housing options in an established residential neighborhood, and includes design standards to ensure contextually appropriate design

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 fifty (50) years from the effective date of adoption of this Redevelopment Plan by the Municipal Council, unless otherwise superseded by a Certificate of Completion; 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.

2. Permitted Principal Uses

There shall only be one (1) principal structure within the Redevelopment Area.

- a. Multifamily Residential

3. Permitted Accessory Uses and Structures

- a. Roof deck, balconies, and terraces for individual units and/or common use;
- b. Fences, street furniture, and walls;
- c. Common outdoor public or private spaces and terraces;
- d. Residential amenities and recreation facilities that are accessory to a residential development and limited exclusively for the use and enjoyment of the resident of the development, such as lounges, package rooms, fitness centers, and common roof decks;
- e. Gardens, hardscape patio areas, and landscape features;

- f. Utilities;
- g. Refuse enclosures;
- h. Green infrastructure, including but not limited to green roofs and rain gardens;
- i. Stormwater management/flood storage systems;
- j. Signage, as regulated herein;
- k. On-site parking to serve the uses, including below grade parking, first floor parking, and parking underneath the buildings at grade, and surface parking.
- l. Generators; and
- m. Public utility uses.
- n. Any use that is customary and incidental to any principal uses set forth herein.

4. Prohibited Uses

- a. All uses not expressly permitted in this Redevelopment Plan are hereby prohibited.

5. Area and Bulk Requirements

- a. Min. Lot Area 13,000 square feet
- b. Min. Lot Width (Avenue E) 100 feet
- c. Min. Lot Depth (East 41st Street) 130 feet
- d. Min. Front Yard 0 feet (East 41st Street)
10 feet (Avenue E)
- e. Min. Side Yard 3 feet
- f. Min. Rear Yard 5 feet (Ground Floor)
20 feet (Upper Floors)
- g. Max. Building Height 70 feet/6 stories
- h. Max. Bulkhead Height 25 feet
- i. Max. Building Coverage 95%
 - a. The percentage of lot area covered by a green roof may offset building coverage at a ratio of 2:1 of green roof to building coverage
- j. Max. Lot Coverage 100%
- k. Min. Open Space 15%, which may include indoor, outdoor amenities and rooftops.
- Corner lot standards shall apply in conformance with the definition of corner lot per §33-2.2 of the City's Code.

6. Residential Unit Requirements

- a. All bedrooms and living rooms are required to contain a window to allow for light and air;
- b. A den or similar living space shall be considered a bedroom unless it lacks a closet or an entry door, and/or has an opening that cannot be fitted for a standard interior door (i.e. wider than 36 inches) and/or has dimensions that cannot fit a full-size bed (54" x 74");
- c. Each Unit shall contain basic amenities such as washer/dryer unit and capability for cable television/internet utility connection;
- d. A common package delivery room shall be required for each building within the Redevelopment Area.
- e. Minimum residential floor areas and ratio of dwellings to total dwellings in the Redevelopment Area.
 - i. Studio dwellings: 500 square feet per unit. Studio units shall not exceed more than 33% of the total number of dwelling units;
 - ii. One-bedroom dwellings: 600 square feet per unit. One-bedroom units shall not comprise more than eighty percent (80%) of the total number of dwelling units;
 - iii. Two-bedroom dwellings: 800 square feet per unit. Two-bedroom units shall not comprise more than eighty percent (80%) of the total number of dwelling units;
 - iv. No three-bedroom or more bedroom dwellings shall be permitted in the redevelopment area;
 - v. 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;
 - vi. All bedrooms shall have at least one exterior window as a natural source of light;
 - vii. Each unit shall contain basic amenities such as washer/dryer unit and capability for cable television/internet utility connections;
 - viii. A den or similar living space shall be considered a bedroom unless it lacks a closet or 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");
 - ix. A common package delivery room shall be required for each building within the Redevelopment Area.

7. Parking Requirements and Design Standards

- a. Minimum off-street parking requirements
 - i. 1.0 spaces per studio and one-bedroom dwelling unit
 - ii. 1.25 spaces per two-bedroom dwelling unit
- b. Waivers for parking may be granted with a parking management plan.
- c. Standard parking stalls shall be a minimum of 8 feet wide by 18 feet deep.
- d. A maximum of 35% of the off-street parking spaces may be compact.

- e. Compact parking stalls shall be a minimum of 7 feet 4 inches wide by 16 feet deep.
- f. Residential Parking Permit Program. No residents in the multifamily development shall be eligible for the City's on-street Residential Permit Parking Program.
- g. Electric vehicle parking shall be provided in accordance with P.L. 2021, Ch. 171 and the NJDCA Model EV Ordinance.
- h. All ground level parking under the building shall be fully enclosed within the building with walls that are constructed with the same building materials as the main building elevations. All parking spaces located in the parking structure shall be fully enclosed on all sides of the building with decorative screening elements such as grating, louvers, or similar approved materials to meet air quality requirements, with the exception of driveway openings.
- i. Mechanical parking systems are permitted to increase structured parking capacity. Parking spaces with a mechanical systems shall be exempt from the dimensional requirements specified herein but shall conform to all manufacturer specifications.
- j. Drive aisle widths in parking structures shall conform to the following table:

Angle of Parking Space	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

- k. The developer shall provide a Traffic Study which includes the potential on-street parking impact of the Redevelopment Area on adjacent Avenue A and West 22nd Street, to the satisfaction of the Planning Board Engineer.
- l. A Traffic Circulation Plan shall be provided depicting the turning radius of emergency vehicle routes around the site. No truck circulation traffic or parking shall interfere with any surrounding on-street parking, driveways, or rights-of-way. All off-street parking shall likewise be coordinated with the public street system serving the Redevelopment Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares.
- m. Fire lanes and restricted parking areas shall be provided as directed by the City Fire Official prior to approval of site plan.
- n. All driveways and parking spaces located on the property shall be maintained by the owner.
- o. Minimum off-street bicycle parking.
 - i. A minimum of 0.50 bicycle storage spaces per dwelling unit shall be provided.
- p. A minimum of ninety percent (90%) of the required number of bicycle parking spaces shall be provided in accessible indoor locations and/or storage rooms. Parking spaces that are against a wall shall be permitted to have a wall hanger for storing bicycles. Provisions for sidewalk bicycle racks in clear view of storefronts is encouraged, provided same does not impede pedestrian circulation.
- q. Ridesharing and bike-sharing. Provisions for ridesharing services (i.e Uber, Lyft and other ride share service companies) and drop-off/pick up areas for taxi and related transport services are encouraged. Provisions for bike-share service are also encouraged.
- r. Shared parking. For mixed-use developments, a shared parking approach to the provision for off-street parking may be provided for uses with non- coincident peak parking demands, based on

current guidance from the Institute of Transportation Engineers. Monthly visitor parking could be permitted for adjacent developments if capacity exists in off peak hours.

- s. Auto-share parking. Each auto-share space (as defined herein) located within the parking area shall count as two spaces for the purposes of meeting the parking requirement. However, such parking spaces shall not count towards the required employee parking for non-residential uses.
- t. 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.
- u. Barrier-free designated parking shall be provided in accordance with the Barrier Free Sub-Code, N.J.A.C. 5:23-7.
- v. Electric vehicle parking shall be provided in compliance with P.L. 2021, Ch. 171 and the NJDCA Model EV Ordinance. The parking structure shall include high-intensity sprinkler and EV-rated Fire Blankets.
- w. Loading. A loading zone shall be located within the parking structure, if feasible. If internal loading is not feasible, one external loading area shall be located on East 41st Street, provided authorization is granted by Municipal Council. If internal loading is not feasible, and there is not a grant for loading on East 41st Street by City Council, then no loading is required.
- x. Vehicle Parking Stall Dimensions (1) 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.
 - i. Standard parking stalls shall be a minimum of 8 feet wide by 18 feet deep
 - ii. Compact parking stalls shall be a minimum of 7 feet 4 inches wide by 16 feet deep.
 - iii. Parallel parking stalls shall be a minimum of 8 feet wide by 20 feet deep.
 - iv. Tandem spaces shall be a minimum of 9 feet by 36 feet.
 - v. A maximum of thirty-five percent (35%) of the off-street parking spaces may be compact-sized.
- y. Driveway Access Location. Such access shall be from East 41st Street and shall be limited to one (1) combined vehicular entrance and exit.
- z. Existing driveways shall be permitted to be utilized for new and/or existing development within the Redevelopment Area.
- aa. Parking Structures.
 - i. Off-street parking shall be provided within the principal building.
 - ii. Parking structures shall be used for passenger vehicle parking only, with no vehicle sales, dead storage, dismantling, or vehicle servicing of any kind permitted. Auto-share is permitted. This shall be enforced through an appropriate enforceable legal mechanism.
 - iii. Parking structure roofs may be landscaped and/or utilized for open space and recreation facilities.
 - iv. Parking structures shall have adequate security provisions.
 - v. Parking structures shall utilize active ventilation, not passive ventilation.

8. Building and Streetscape Design Standards

- a. The intention of this Redevelopment Plan is that the façades of all buildings are constructed and designed with metal paneling, brick, hardie panel, thin brick, or stucco as the predominant building materials. EIFS (Exterior Insulating Finishing Systems), vinyl siding, blank tilt-up concrete panels, artificial stone, and brick-face veneer (“Permastone” & “Brickface”) may not be used within this Redevelopment Area. Similarly, jumbo brick and concrete block of any type are not permitted as façade materials within this Redevelopment Area.
- b. No more than two stories of the building elevation shall be of the same contiguous material, along any building facade. Masonry materials are encouraged on the lower facades, with stucco and other appropriate wall finishes above.
- c. Blank or featureless walls shall be avoided, and repetition should be limited. No buildings shall have a wall with an uninterrupted length of more than 60 feet without including any change in the vertical plane of the façade. This requirement shall not apply to non-street-facing parking levels.
- d. Roof projections shall be incorporated into design for entry porches, patios, and bay windows which to add scale & texture to the building façade.
- e. The building shall be designed to be attractive and inviting when viewed from all transit, vehicular, and pedestrian pathways within the redevelopment area and from vantage points outside of the redevelopment area.
- f. Building Mass. Building The design of the site is intended to complement and enhance the existing built environment. Development will require the use of high quality materials that are emblematic of the existing neighborhood fabric and the nearby institutional buildings in the City of Bayonne.
- g. Buildings shall be designed using a color palette that complements the architectural context of the surrounding area. Color palettes should be traditional and durable colors like beige, terra cotta, brick red, dark green, black and various grays are natural or muted and work well with the brick and stone facades of existing historic buildings in Bayonne. Overly bright, garish 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, etc. The use of too many colors should be avoided.
- h. Entrances shall be designed to be attractive and functional. An indicator of the location of the entrance to the building for the pedestrian shall be encouraged, such as awnings, changes in sidewalk paving materials, changes in height, incorporating stairs, or any other material change or architectural component consistent with the design, proportions, and character of the surrounding area shall be encouraged.
- i. Universal Design. The Redeveloper should consider incorporating universal design principles into the design of residential units and common spaces to ensure long-term accessibility, comfort, and adaptability for residents of all ages and abilities.
- j. Universal design features may include, but are not limited to, no-step entrances, wide doorways and hallways, lever-style handles, non-slip flooring, and accessible bathroom layouts with adequate turning space and grab bar reinforcement.
- k. There shall be alternating setbacks along the entire building frontage in order to create recessed areas to break up the mass of the building.
- l. Windows shall be arranged in an organized manner and windows for residential units shall be functional.
- m. Streetscape Design.
 - i. 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.

- ii. Sidewalks should be designed to be safe for pedestrians, those with mobility and cognitive issues, and individuals requiring wheelchairs. They should be wide, level, and include places for rest and shade.
- iii. Repair of faulty existing conditions. Existing sidewalks, curbs, and parallel parking spaces on both sides of the street shall be reconstructed or repaired as needed, as determined by the City Engineer.
- iv. Multi-sensory and redundant wayfinding for the vision, cognitive, and hearing impaired should be included in sidewalk design.
- v. Along Avenue E, sidewalks should be between 12.5 and 14 feet wide, extending from the building to the curb, divided into three zones¹:
 - a. The Frontage Zone (closest to buildings) should be 1.5 to 4 feet wide, allowing for seating, tables, and street furniture.
 - b. The Clear Zone (middle area) must be at least 6 feet wide for pedestrian movement; decorative paving is encouraged but optional.
 - c. The Tree Zone (next to the curb) should be a minimum of 5 feet wide, containing shade trees spaced 30 to 40 feet apart within soil cells for healthy growth, along with street furniture like benches and bike racks. Trash cans should be near the center of this zone.
- i. On East 41st Street, sidewalks must be at least 8 feet wide combining Clear and Tree Zones, with street trees or planters used to maximize limited space. Trees should be small or mid-sized, drought-tolerant native species with flush grates, while planters (18-24 inches wide) may be used alone or with trees. The space between the trees or planters and buildings should be as wide as possible to allow safe pedestrian passage.
- ii. If a property is unable to meet the standards set forth in this section alternative landscape design elements may be incorporated with an approved landscape plan by the Planning Board without relief.

9. Sustainable Design

All buildings are encouraged to demonstrate the project would meet the requirements to achieve a LEED (Leadership in Energy Efficient Design) Certified rating or greater. Actual LEED Certification is not required. However, the redeveloper can utilize the following standards:

- 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 from conversion to other types of roof;
- b. Cool roof, which shall mean a roof that utilizes a material that has a solar reflectivity of forty percent (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, sun decks, 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.

¹ Streetscape zones inspired by "Sidewalk zones" as described in Walkable City Rules by Jeff Speck, Island Press, 2018. Pg. 190-191.

- e. Provisions for non-polluting and renewable energy systems such as solar, wind, geothermal, low-impact hydro, biomass, and biogas strategies are encouraged throughout the entire redevelopment.

10. Lighting

- a. General. All outdoor lighting, except 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. Lighting should provide bright, even illumination with minimal glare and clear, well-lit walkways, entrances, and communal spaces.
- c. Street lighting. Street lighting shall conform to the City of Bayonne municipal street lighting standards or as approved by the City Engineer.
- d. Lighting shall sufficiently illuminate all areas to prevent “dark corners.” All lighting sources must be shielded to prevent and eliminate any glare.
- e. Decorative ornamental light fixtures shall be located along the ground level of the residential building at a pedestrian scale on either side of all ground level windows and doors. All outdoor lighting shall be LED and lighting shall be shielded down.
- f. Side and rear yard lighting. Lighting should only be proposed for security purposes.

11. Landscaping

- a. Street Trees. Street trees shall consist of hardy, native, or native-adaptive tree species that are drought-tolerant and suited for urban environments.
 - i. A mix of at least three different species of deciduous trees is recommended to encourage diversity.
- b. Accent Plantings. Shrubs, flowers, or trees should be used to accentuate entrances, sidewalks, rooftops, and terraces.
- c. 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.
- d. Planting Maintenance. Landscaping publicly accessible areas and those visible from the public right-of-way must be maintained with watering systems, installed and maintained by the Redeveloper and successive owners.
- e. Plant material installed in the public right-of-way shall be guaranteed by the Redeveloper for a period of two years.
- f. A planting schedule shall be provided by the Redeveloper and approved by the Planning Board.

12. Walls and Fences

- a. Fences are not permitted in any front yard.
- b. Fences and walls on any side or rear property line or behind the front building line are permitted and shall not exceed six (6) feet in height.
- c. No fence shall contain barbed wires.
- d. Fences and walls shall not impede safe sight distance and shall provide a sight triangle for each access driveway.

- e. Fences shall be installed so that the “finished,” or better, side of any fence faces the street or adjacent property.
- f. Walls shall be constructed of masonry and designed to be consistent with the architectural elements and materials of the principal building, ensuring visual cohesion and continuity throughout the site.

13. Trash/Recycling

- a. All trash, recycling, and refuse must be stored inside the building, screened from view.
- b. If trash compactors are used, a straight and clear refuse chute must be built to direct waste safely into indoor collection rooms. These chutes must meet construction codes and have no bends, ledges, or obstructions.
- c. Refuse must be collected and disposed of as often as needed to keep building occupants and the public safe and healthy.
- d. Indoor refuse rooms, chutes, and all collection systems must be kept clean and in good working order, free of pests, smells, and damage. Sprinkler heads should be replaced promptly if used.
- e. All systems and treatments for cleaning, pest control, and maintenance must follow Department of Health rules, and records of pest treatments must be kept.
- f. The developer must provide a recycling and refuse plan as part of resolution compliance. This plan should explain how waste will be managed, including manuals, collection schedules, and estimated trash volume.
- g. Property owners must state whether they will use municipal trash and recycling services after the redevelopment is completed. Actual service arrangements will be finalized in the redevelopment agreement or later site plan approval.

14. Utilities and Mechanical Equipment

- a. Stormwater Management. A stormwater management plan with calculations must be prepared and approved by the City Engineer.
- b. This plan must follow the City’s stormwater rules and NJDEP regulations that apply.
- c. The stormwater system should be onsite and separate from other systems as much as practical.
- d. Regardless of project size, the system must meet the higher standards set for major developments to control water runoff.
- e. Additional flood protection or flood control measures may be required by the City’s engineering officials.
- f. Water and Sewer Utilities. Extensions for water and sanitary sewer utilities must be approved by the City Engineer, PVSC, and NJDEP if needed.
- g. The Redeveloper is responsible for operating and maintaining new water, sewer, and stormwater systems in the Redevelopment Area, including their connections to City systems.
- h. The Redeveloper must provide onsite effluent storage if pump station capacity is limited, as specified in approvals and agreements.
- i. If onsite improvements are physically impossible, payment in lieu of upgrades to City systems may be required.
- j. Mechanical Equipment and Ventilation.

1. Visible mechanical ventilation should be reduced on building façades by using colors and textures to blend it in.
2. Mechanical equipment should be placed on roofs, inside buildings, underground, or in rear yards, depending on function and access needs.
3. Exceptions apply for fire or emergency equipment needing exterior access.
- k. Outdoor mechanical equipment must be screened to integrate with building design or as approved by the Planning Board.
- l. All mechanical and HVAC equipment must have noise buffers to meet New Jersey sound standards.
- m. The fire marshal may require high-intensity sprinklers in indoor parking areas, especially near electric vehicle zones.
- n. No mechanical equipment is allowed on ground floors outside the building or next to public roads.

15. Signage

- a. Signs shall be consistent with the architecture of the building and relate to the features of the building in terms of location, scale, color, lettering, materials, texture and depth;
- b. The Redeveloper is encouraged to implement high-contrast signage with large fonts and universal symbols placed at decision points to aid navigation;
- c. Sign illumination design and sign area shall be consistent throughout the project;
- d. The street address of the building shall be displayed on the front façade or front door of each use so that it is clearly visible from the adjoining right-of-way;
- e. No electrical wiring associated with a sign shall be visible to public view;
- f. Signs may be lit from gooseneck fixtures, backlit halo, or up-lights. Internally lit signs and box signs are prohibited;
- g. During construction, one (1) temporary sign indicating: the name of the project or development, general contractor, subcontractor, financing institution, and public entity officials (where applicable) shall be permitted. The sign area shall not exceed fifty (50) square feet.
- h. Prohibited Signage:
 1. Internally or externally illuminated box signs;
 2. Electronic message boards – including those that have flashing or animated signs; spinners, pennants, reflective materials that sparkle or twinkle;
 3. LED TVs in windows for advertising, rope lighting around windows;
 4. Roof signs, billboards, signboards;
 5. Posters, plastic or paper, that appear to be attached to the window;
 6. Pole signs;
 7. Free-standing signs;
 8. Fluorescent and/or glowing paint for any signage or building within the Redevelopment Area;
 9. Waterfall style awnings, or plastic awnings;

10. Product advertising signage of any kind. Product advertising is defined here to include, but not be limited to signage on: parking meters, signage in windows, on light poles, benches, or other street furniture associated with the development of the project. Nothing in this paragraph shall be deemed to prohibit either lamppost mounted seasonal banners or traditional holiday decorations.
- i. The submission of site plans for Planning Board approval requires a sign package. This package must include details such as the size, location, materials, color, and whether the signs are illuminated. The sign package can be part of the site plan, architectural plans, or provided separately, but all materials must be consistent. It's important to note that the content of proposed signs does not need to be submitted at the same time as the initial application.

16. Phasing Plan

The designated redeveloper shall, as part of the site plan application to the Planning Board, provide a phasing schedule for the project. All components of the phasing plan shall be reviewed and approved by the Land Use Board.

17. Traffic Study

The Redeveloper shall provide a Traffic Study, which includes the potential on-street parking impact of the Redevelopment Area on Chestnut Street at the time of the site plan hearing before the Land Use Board, and shall address the traffic impact of the proposed development on the City's traffic circulation and roadways, as well as access to the site in accordance with the City, Residential Site Improvement Standards ("RSIS"), and any applicable New Jersey Department of Transportation (the NJDOT") regulations.

F. REDEVELOPMENT ACTIONS

1. Affordable Housing

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.

2. Demolition

The Redevelopment Plan will involve the demolition of the existing improvements on the site. As a part of the demolition, all remains from the foundations of prior structures shall be removed. It is the responsibility of the Redeveloper to remove all debris, including crushed concrete and garbage from the site, regardless of whether the debris was on the site prior to the start date of the project. The reuse of crushed concrete or other materials may be acceptable and shall be addressed as part of the site plan approval, subject to the Redeveloper receiving the proper permits and approvals from NJDEP. The Redeveloper shall defend and indemnify the City for its use and/or proper disposal if removed from the site, of all existing and remaining improvements and other materials, including soils, on the site.

3. New Construction

The Redevelopment Plan will involve the new construction of a maximum of fifty-two (52) units with associated supportive features and amenities, parking, along with all related roadways, open space, pedestrian walkways, bikeways, both on-site, off-site, and off-tract, as further described in this Redevelopment Plan. No more than one (1) principal structure shall be erected within the Redevelopment Area.

4. Properties to be Acquired

The Redevelopment Plan relates to Block 98, Lots 13, 14, and 15, which is located in the 653-657 Avenue E Non-Condemnation Redevelopment Area. On September 17, 2025, the City Council adopted Resolution No. 25-09-17-051, which designated the properties as a non-condemnation area in need of redevelopment without the use of eminent domain, and therefore no properties are being acquired through condemnation.

5. Relocation

No residents will need to be relocated to complete this redevelopment plan.

G.RELATIONSHIP TO LAND USE/ZONING ORDINANCE

This Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the City of Bayonne (Land Development Ordinance Chapter 33 and the Bayonne Zoning Ordinance Chapter 35) and all prior redevelopment plans regulating development in the area addressed by this Redevelopment Plan. Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment of the City of Bayonne Zoning Map.

The zoning district map in the zoning ordinances of the City shall be amended to include the boundaries described in this Redevelopment Plan and the provisions therein. All of the provisions of this Redevelopment Plan shall supersede the applicable development regulations of the City's ordinances, as and where indicated, for the Redevelopment Area. In the event of any inconsistencies between the provisions of this Redevelopment Plan and any prior ordinance of the City of Bayonne, the provisions hereof shall be determined to govern.

1. Adjacent Municipalities

The City of Bayonne shares a border with Jersey City to the north, the City of Elizabeth and the City of Newark across Newark Bay to the west, Staten Island across the Kill Van Kull to the south, and New York City across the Upper New York Bay to the east. The Redevelopment Area does not border the adjacent municipalities. The Redevelopment Area in the western part of the City and is in an area already served by infrastructure and mass transit, and therefore, it is unlikely that neighboring municipalities will be significantly impacted by the site's conversion from a vacant lot to a residential development.

2. Hudson County Master Plan

The Hudson County Master Plan establishes a comprehensive framework of goals and objectives aimed at guiding the future development of the County in the areas of housing, land use, transportation, economic development, and environmental resilience. These goals recognize the interconnected nature of municipal, regional, and state planning policies and are designed to address key challenges such as urban density, infrastructure capacity, affordable housing production, and climate resiliency. The plan emphasizes coordinated, sustainable growth across Hudson County's twelve municipalities, promoting development patterns that align with existing community character while supporting regional economic vitality.

The Hudson County Master Plan serves as a strategic guide for municipalities within the county, encouraging economic growth through targeted commercial and residential development, transit-oriented investment, and the revitalization of aging urban areas. It supports the adaptive reuse of underutilized properties, the enhancement of community infrastructure, and the expansion and improvement of multimodal transportation and transit systems. As of 2025, the County is in the preliminary stages of developing a new Comprehensive Plan (Master Plan) that will align with the State's planning goals, ensuring consistency with broader regional and state initiatives while addressing local needs such as resiliency, water quality, and equitable development.

The 653-657 Avenue E Redevelopment Plan is consistent with the following goals from the 2016 Hudson County Master Plan Reexamination Report:

HOUSING ELEMENT:

Goal 1: To preserve and enhance the character of existing, well established residential neighborhoods.

Goal 2: Develop and preserve affordable housing stock, and develop a variety of housing options for current and future residents in transit accessible locations.

Goal 6: To increase the availability of affordable housing.

LAND USE ELEMENT:

Goal 9: To encourage redevelopment in areas in need of rehabilitation.

3. New Jersey State Plan and Redevelopment Plan

The Redevelopment Area is mapped within the Metropolitan Planning Area PA I as depicted on the New Jersey State Development and Redevelopment Plan. “In the Metropolitan Planning Area, the State Plan’s intention is to provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older communities; redesign areas of sprawl; protect the character of existing stable communities.”

In 2001, the New Jersey State Planning Commission adopted The New Jersey State Development and Redevelopment Plan. A Final Draft of the State Development and Redevelopment Plan was reissued in 2010. The State Planning Act contains three key provisions that mandate the approaches the Plan must use in achieving State Planning Goals. The Plan must encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services or facilities and to discourage development where it may impair or destroy natural resources or environmental qualities; reduce sprawl; and promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. (N.J.S.A. 52:18A-196. et seq.). The general redevelopment plan strategy is to achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment, and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.

The New Jersey State Plan Policy Map integrates the two critical spatial concepts of the State Plan, Planning Areas and Center and Environs, and provides the framework for implementing the Goals and Statewide Policies. Each Planning Area has specific intentions and Policy Objectives that guide the application of the Statewide Policies. The Policy Objectives ensure that the Planning Areas guide the development of location of Centers and protect the Environs. Applying the Statewide Policies through the State Plan Policy Map will achieve the goals of the State Planning Act.

According to the New Jersey State Development and Redevelopment Plan, the Redevelopment Area is located in the Metropolitan Planning Area, PA1. PA1 provides for much of the state’s future redevelopment: revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. As the name implies, the communities in this Planning Area often have strong ties to, or are influenced by, major metropolitan centers—the New York/Newark/Jersey City metropolitan region in the northeastern counties. The investment in passenger rail service in the Metropolitan Planning Area is represented by over 130 stations on eleven (11) heavy rail lines, two (2) rapid transit lines, two (2) light rail lines, and one (1) subway line.

This Redevelopment Plan is consistent with and will reinforce the goals and objectives of the State Development and Redevelopment Plan.

H. GENERAL PROVISIONS

1. Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

2. Number of Buildings

No more than one (1) principal structure shall be erected within the Redevelopment Area.

3. Deviation Requests

In accordance with N.J.S.A. 40:55D-70 c(1), the Planning Board may grant variances allowing deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any such regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. In accordance with N.J.S.A. 40:55c(2), the Planning Board may also grant such relief where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of the Plan and the benefits of the deviation would substantially outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a variance from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b. Notwithstanding the above, any changes to the uses permitted in the Redevelopment Area, any deviation from any of the Conditional Uses or any change requiring a “d” variance in accordance with N.J.S.A. 40:55D-70 shall be permitted only by means of an amendment of the Redevelopment Plan by the City Council and only upon a finding that such amendment would be consistent with and in furtherance of the goals and objectives of the Plan.

4. Procedure for Amending the Approved Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of the Redevelopment Law. If the designated redeveloper requests such amendment said redeveloper shall pay an application fee and shall further reimburse the City for reasonable consulting costs, fees and expenses to undertake such amendment.

5. Administration of Plan

- a. The City shall designate one or more redevelopers responsible for carrying out this Plan and shall enter into redevelopment agreements or other necessary contracts to implement it.
- b. The regulations set forth herein shall supersede all prior redevelopment plans pertaining to this site and the Bayonne Land Development Ordinance Chapter 33 and the Bayonne Zoning Ordinance Chapter 35, unless otherwise noted herein.

- c. The Plan may be amended in compliance with legal requirements. An amendment request requires payment of a \$1,000 fee plus copying and transcription costs. Such costs shall be borne by the designated Redeveloper if applicable, or otherwise by the responsible agency.
- d. Implementation of this Plan shall comply with the requirements of the Local Redevelopment and Housing Law (LRHL).
- e. The City and designated Redeveloper shall cooperate to effectuate the Plan consistent with LRHL standards.
- f. A Technical Review Committee shall review proposals before any site plan submission.
- g. The Redeveloper must submit detailed site plans, subdivision plats, architectural plans, and other required documentation for Planning Board review and approval before commencing construction, rehabilitation, or changes in use. The Planning Board may grant waivers for certain submission requirements and may impose performance guarantees to ensure completion. No permits shall be issued without prior Planning Board approval.
- h. The Redeveloper shall be responsible for all City costs related to professional services for plan administration, review, and implementation, including legal, engineering, planning, environmental, real estate, traffic/parking, and urban design services. These costs shall be covered through escrow accounts or as provided in redevelopment agreements.
- i. The City Council may authorize Plan amendments subject to Planning Board review and payment of required fees and escrows. All regulations herein shall be incorporated into the City of Bayonne Zoning Ordinance unless otherwise agreed, and this Plan shall form part of zoning regulations for any lots within the redevelopment area.
- j. This Plan may be amended from time to time upon authorization of the City Council and review of the Planning Board in accordance with the LRHL on payment of \$1,000 for meeting and reporting costs and establishment of escrows for professional preparation and review fees. All regulations contained herein shall automatically be directly incorporated into the Zoning Ordinance of the City of Bayonne unless the City and the Redeveloper agree otherwise. The City shall incorporate this redevelopment plan if any zoning changes are considered for any lot in the redevelopment tract.

I. DEFINITIONS

Any word or term not defined herein 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, unless same will create a deviation or variance, and in such instance, the City and Redeveloper shall incorporate an agreed upon definition. 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.

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

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

Art Gallery - A use for which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.

Art/Performance/Instructional Studio - Studios and instructional facilities, such as dance studios, music studios, yoga studios, culinary studios, fitness classes, martial arts studios, or similar establishments, in which a specific subject is taught, as distinguished from a public or private general educational school. This category does not include facilities in which industrial training is provided, such as welding or automotive repair, involving the use of tools and materials appropriate to an industrial use area. This differs from a facility that houses exercise equipment for the purposes of physical exercise in a non-instructional class setting (for that, see Health Club definition).

Auto-share – The use of automobiles owned by a profit or non-profit automobile-sharing service for communal use which may require the vehicle to be reserved in advance and where fees are charged based on cost of membership, or use by distance, or other fee structure.

Bar - A use engaged primarily in the sale or dispensing of alcoholic beverages by the drink.

Brewery, Limited - A limited brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 1.b. license.

Brewpub – A restricted brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 1.c. license.

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 or indoor structures, indoor or outdoor amenity spaces, 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.

Build-to-Line – A distance measure that establishes a line upon which the building is required to be erected on a lot.

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

Cidery - A facility for the production of alcoholic cider licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 2.f license.

Civic Uses - Municipal use, library, municipal recreation center, community center, fire house, and police station.

Commercial Recreation, Indoor - Recreational uses conducted entirely within a building that may include the following uses: amusement games, badminton, basketball, billiard or snooker hall, bowling alley, escape-rooms, gymnasium, handball, hatchet throwing, laser tag, pickleball, skate parks, table games, swimming pool, tennis court, virtual reality, and other similar activities, but not to include archery, discharge of firearms, airsoft guns, paintball guns, and BB guns; the playing of casino games, slot machines, games of chance or games of skill that result in monetary or cash prizes.

Craft Distillery - A facility for the making of liquor produced by the distillation process from plant matter that has previously undergone an alcoholic fermentation process and is licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 3.d license.

FAR: Floor area ratio shall be defined as the sum of the area of all floors of buildings measured to the dimensions of the outside walls of the buildings, excluding (1) attic, basement and cellar floor area used solely for storage or utilities; (2) parking garages; (3) open porches, patios, terraces, breezeways, arcades, utility, mechanical and emergency power equipment areas; (4) guard houses; and (5) any open

area above the ground floor within an open atrium space. All enclosed utility and mechanical spaces shall be included in the floor area ratio calculation.

Habitable Space - Any area between a floor and ceiling or roof line that is at least seven feet in height, per the IBC (International Building Code) and IRC (International Residential Code) for living, sleeping, eating and cooking.

Health Club/Wellness Center - A building or portion of a building designed and equipped for the conduct of sports, exercise, fitness instruction, martial arts training, or other customary and usual recreational activities, leisure time activities, and may include nutritional services and sales of products, spa services, health checkups and similar life balance activities operated by profit or not-for-profit organizations, open to bona fide members or guests.

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

Meadery - A fermentation facility for the making of mead that is licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 2.f license.

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

Office, Dental - See office, medical.

Office, General – A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, reproduction, computer and communications equipment.

Office, Leasing – 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.

Office, Medical - A use that undertakes the diagnosis, treatment, and care of human beings. These include: behavioral health, dental services, medical services, nursing, physical therapy, and mental health, but not to include urgent care facilities, ambulatory outpatient facilities and hospitals.

Open Space – Any area that is unimproved and set aside, dedicated, designated, 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, Eating and Drinking Establishments – An accessory use to or extension of an eating or drinking establishment meeting the criteria for such in the Redevelopment Plan.

Personal Sales and Services – Establishments primarily engaged in providing services involving the care of a person or his or her 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 or public body that shall enter into a contract with the municipality or other redevelopment entity for the redevelopment or rehabilitation, of any area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of the LRHL, or for any construction or other work, forming part of a redevelopment or rehabilitation project.

Restaurant - Any establishment, however designated, at which food is sold primarily for consumption on the premises and within a building. A snack bar or refreshment stand at a public or community swimming pool, playground, playfield or park, operated solely by the agency or group operating the recreational facility and for the convenience of patrons of the facility, shall not be deemed a restaurant.

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, including duty free shops, 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. 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 six (6) feet above the average 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 shall only be considered a story if it is habitable, otherwise a mezzanine shall not be considered a story. Architectural components and details, parapets, mechanical equipment enclosures, elevator penthouses, rooftop structures and improvements, and indoor and outdoor amenity spaces/structures shall not be counted as a story provided such structures do not exceed twenty-five (25) feet in height as measured from the top of the roof. The first story with parking may consist of multiple levels consisting of fully automated parking, semi-automated parking, ramped surface parking, or any combination thereof. These multiple parking levels are not considered to be individual stories and shall be construed as a single building story. Other spaces within the lower and upper limits of this first story with parking and within the building footprint may also be provided on multiple levels within this single building story. These spaces may include building support spaces, utility rooms, utility service entrances, building entrance lobbies, and building amenity spaces.

Streetscape – Street furniture, walls, fencing, traffic control devices, kiosks, landscaping, 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.

Tavern – An establishment in which alcoholic beverages are served, primarily by the drink, and where food may also be served or sold for consumption on the premises.

Universal Design -- Universal design is the design of products, environments, programs, and services to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. In housing, universal design features ensure that homes and common areas can be accessed, understood, and used to the fullest extent possible by individuals of all ages and abilities, regardless of their status in life.

J. CONCEPT PLAN

RESIDENTIAL
653-657 AVENUE E
BAYONNE, NJ 07002
BLOCK:98, LOT:13,14,15
HUDSON COUNTY

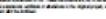


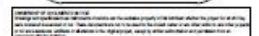
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LOT NO.	10, 1A, 1B
FORMED	7/10/1 (TOWNSET DEVELOPMENT) (2007) (C)
STRA AREA	13,000 SQ.
CULSPRINT	N, E
DEW GROUP	40.2, 30.2
RECEIVED AREA	20,000 SQ.
CULPRINT	100, 200, 300

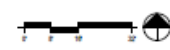


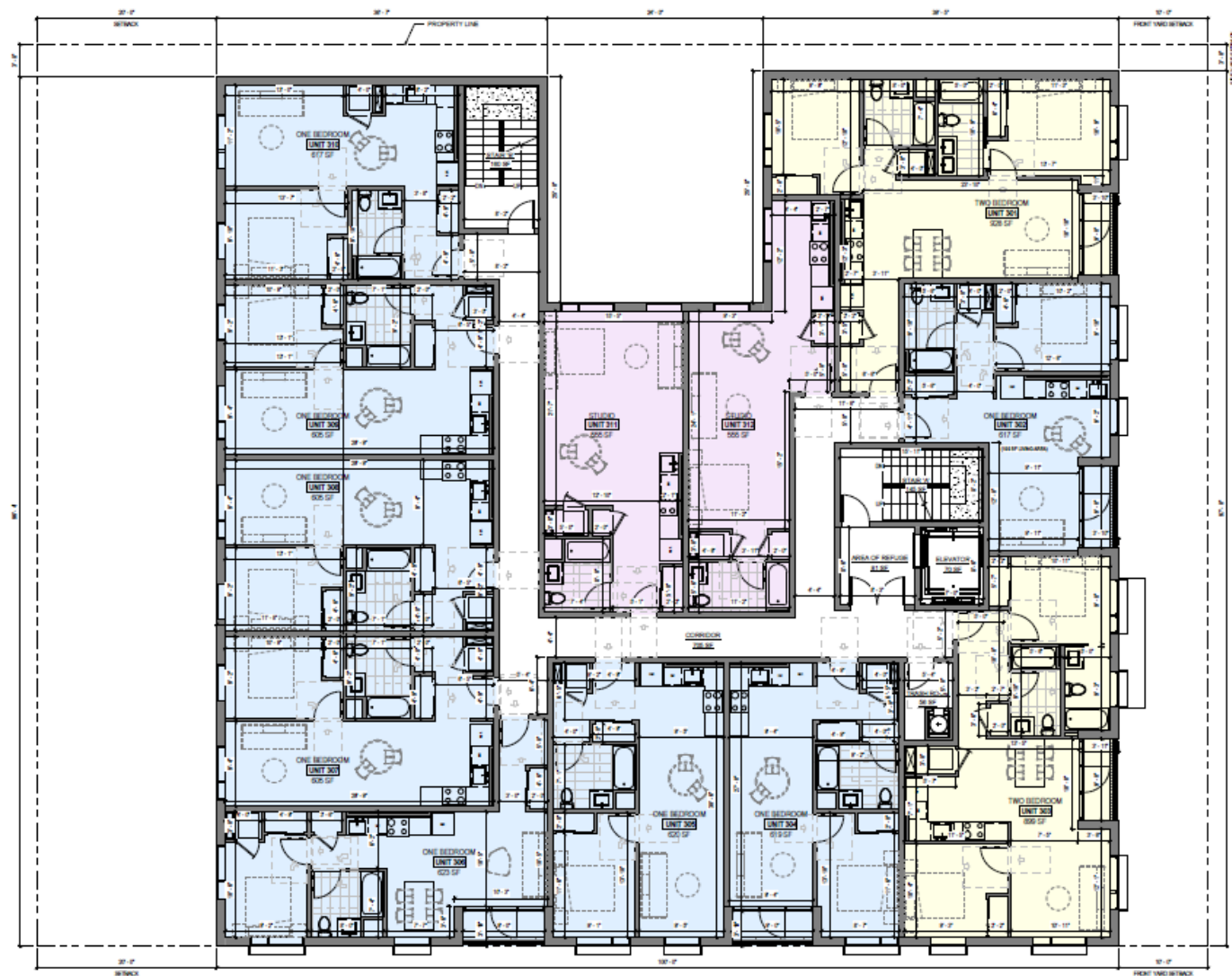
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3. 2001 INTERNATIONAL MECHANICAL CODE WITH TECHNICAL AMENDMENTS (I.M.C. 5.02 2.16)
4. 2000 NATIONAL ELECTRIC CODE WITH TECHNICAL AMENDMENTS (N.E.C. 5.02 2.16)
5. N.J.A.C. 5.02 INTERNATIONAL CODES
6. N.J.A.C. 5.02 TANKHARD FLOOR SUBCODE AND ANALYSIS 5.007 WITH TECHNICAL AMENDMENTS
7. APPROX 901 DETERMINATION OF TECHNICAL AMENDMENTS (N.J.A.C. 5.02 3.01)
8. 2001 INTERNATIONAL PLUMBING CODES WITH TECHNICAL AMENDMENTS (I.P.C. 5.02 2.02)

CITY OF BAYONNE PLANNING BOARD	
CHAIRMAN _____	DATE _____
SECRETARY _____	DATE _____
PLANNING BOARD APPROVAL	

[illegible]







① THIRD TO FOURTH FLOOR PLAN
NOT FOR CONSTRUCTION



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NEW CONSTRUCTION
RESIDENTIAL
853-857 AVENUE E
BAYONNE, NJ 07002
BLOCK 96 LOT 13, 14, 15

MAG PROPERTIES

CONSTRUCTION

X
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CONSTRUCTION APPROVAL

PROJECT NUMBER: 10 APRIL 2024

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

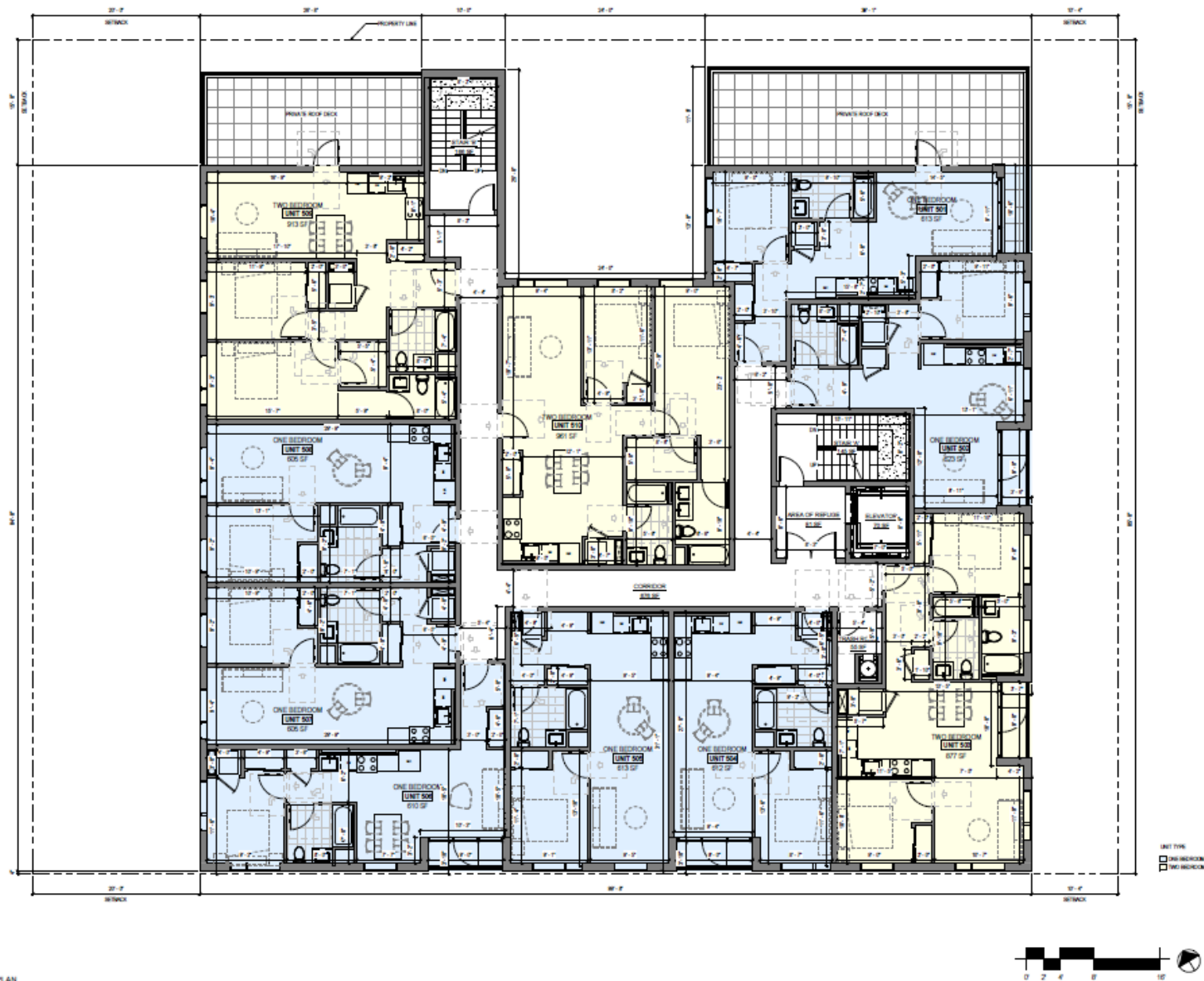
NOT FOR CONSTRUCTION

PROJECT NUMBER: 10 APRIL 2024

THIRD TO FOURTH FLOOR PLAN

PB-103

CONSTRUCTION APPROVAL



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PROJECT
 NEW CONSTRUCTION
 RESIDENTIAL
 853-857 AVENUE E
 BAYONNE, NJ 07002
 BLOCK 98 LOT 13, 14, 15

OWNER
 MAG PROPERTIES

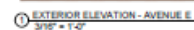
REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS		
NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION		
PROJECT NUMBER	DATE BY	REVISION
DESIGNED BY	DATE BY	REVISION
FIFTH FLOOR PLAN		

NOT FOR CONSTRUCTION



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1 EXTERIOR ELEVATION - EAST 41ST STREET
3/8" = 1'-0"



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NEW CONSTRUCTION
RESIDENTIAL
65-557 AVENUE E
BAYONNE, NJ 07002
BLOCK 96 LOT 13, 14, 15

MAG PROPERTIES

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CONSTRUCTION APPROVALS

Project Authorization

Permitted: 10 APRIL 2024

NO. DATE DESCRIPTION

1 10/1/2024 EXTERIOR ELEVATION - EAST 41ST STREET

2 10/1/2024 EXTERIOR ELEVATION - EAST 41ST STREET

3 10/1/2024 EXTERIOR ELEVATION - EAST 41ST STREET

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33 10/1/2024 EXTERIOR ELEVATION - EAST 41ST STREET

34 10/1/2024 EXTERIOR ELEVATION - EAST 41ST STREET

NOT FOR CONSTRUCTION

PROJECT NUMBER: 2024-011
DRAWN BY: [Name]
CHECKED BY: [Name]
EXTERIOR ELEVATION - EAST 41ST STREET
SHEET 1001
PAGE 1001

PB-202

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1 EXTERIOR ELEVATION - NORTH ELEVATION
316' x 1'-0"



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NEW CONSTRUCTION
RESIDENTIAL
653-857 AVENUE E
BAYONNE, NJ 07002
BLOCK 36 LOT: 13, 14, 15

MAG PROPERTIES

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REVISIONS APPROVED

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NOT FOR CONSTRUCTION

PROJECT NUMBER

PROJECT NAME

PROJECT ADDRESS

PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT PHONE

PROJECT FAX

PROJECT EMAIL

PROJECT WEBSITE

PROJECT NOTES

PROJECT DATE

PROJECT TIME

PROJECT LOCATION

PROJECT STATUS

PROJECT TYPE

PROJECT PHASE

PROJECT SUBPHASE

PROJECT TASK

PROJECT SUBTASK

PROJECT ACTIVITY

PROJECT SUBACTIVITY

REVISIONS

REVISIONS

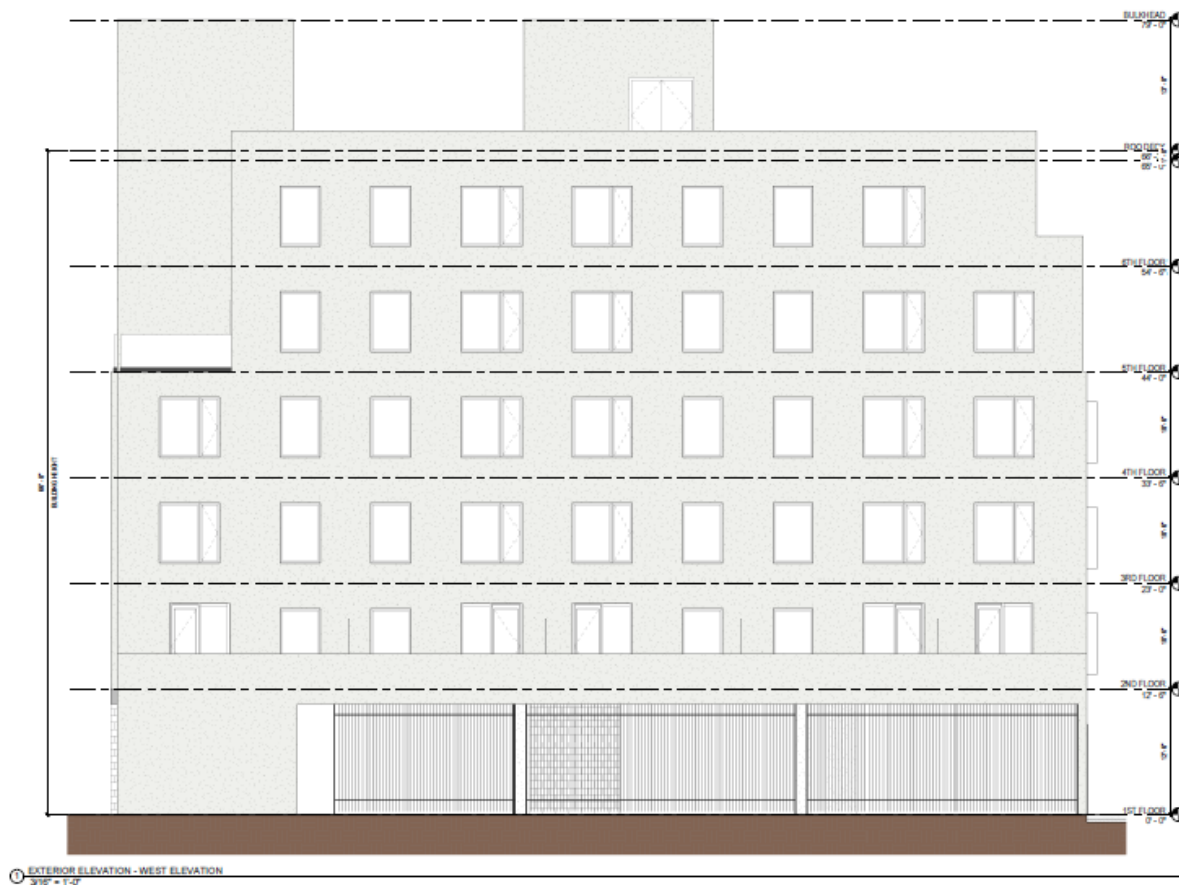
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① EXTERIOR ELEVATION - WEST ELEVATION
3/15' = 1'-0"



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NEW CONSTRUCTION
RESIDENTIAL
65-457 AVENUE E
BAYONNE, NJ 07002
BLOCK 36 LOT: 13, 14, 15

MAG PROPERTIES

CONTRACTOR

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REVISIONS APPROVED

PROJECT DESCRIPTION

PROPOSED: 17 APRIL 2020

NO. DATE DESCRIPTION

1 17 APRIL 2020

2 17 APRIL 2020

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34 17 APRIL 2020

NOT FOR CONSTRUCTION

PROJECT NUMBER

PROJECT NAME

PROJECT TYPE

EXTERIOR ELEVATION - WEST ELEVATION

PROJECT SITE

PAGE 204

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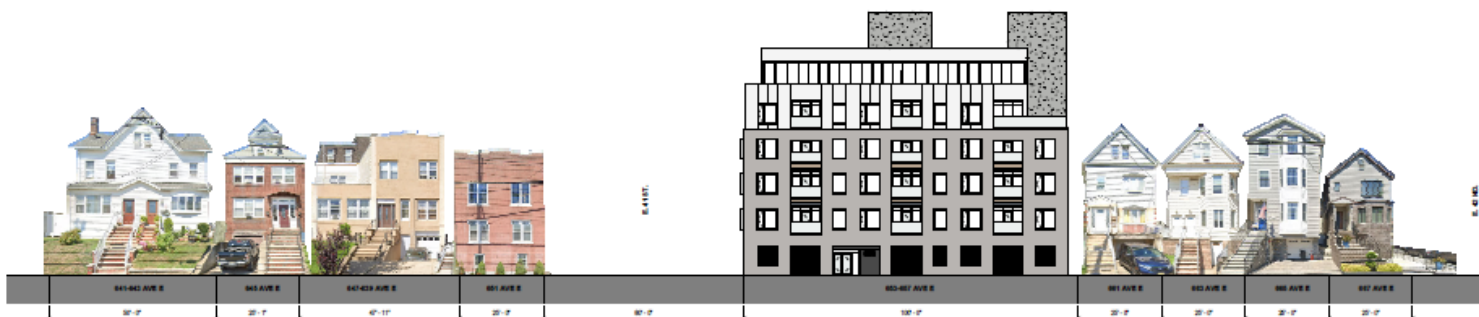
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NEW CONSTRUCTION
RESIDENTIAL
853-857 AVENUE E
BAYONNE, NJ 07002
BLOCK 96 LOT 13, 14, 15

MAG PROPERTIES

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NOT FOR CONSTRUCTION

PROJECT NUMBER: 0000000000
CONTRACT NUMBER: 0000000000
SHEET TITLE: STREET ELEVATION - AVENUE E
SHEET CODE: PB-205

REVISIONS



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PROJECT
NEW CONSTRUCTION
RESIDENTIAL
60-67 AVENUE E
BAYONNE, NJ 07002
BLOCK 38 LOT 13, 14, 15

OWNER
MAG PROPERTIES

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CONSTRUCTION APPROVAL

PROJECT SUBMISSION

PROCESSED 17 APRIL 2024

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT NUMBER **OWNER** **DATE**

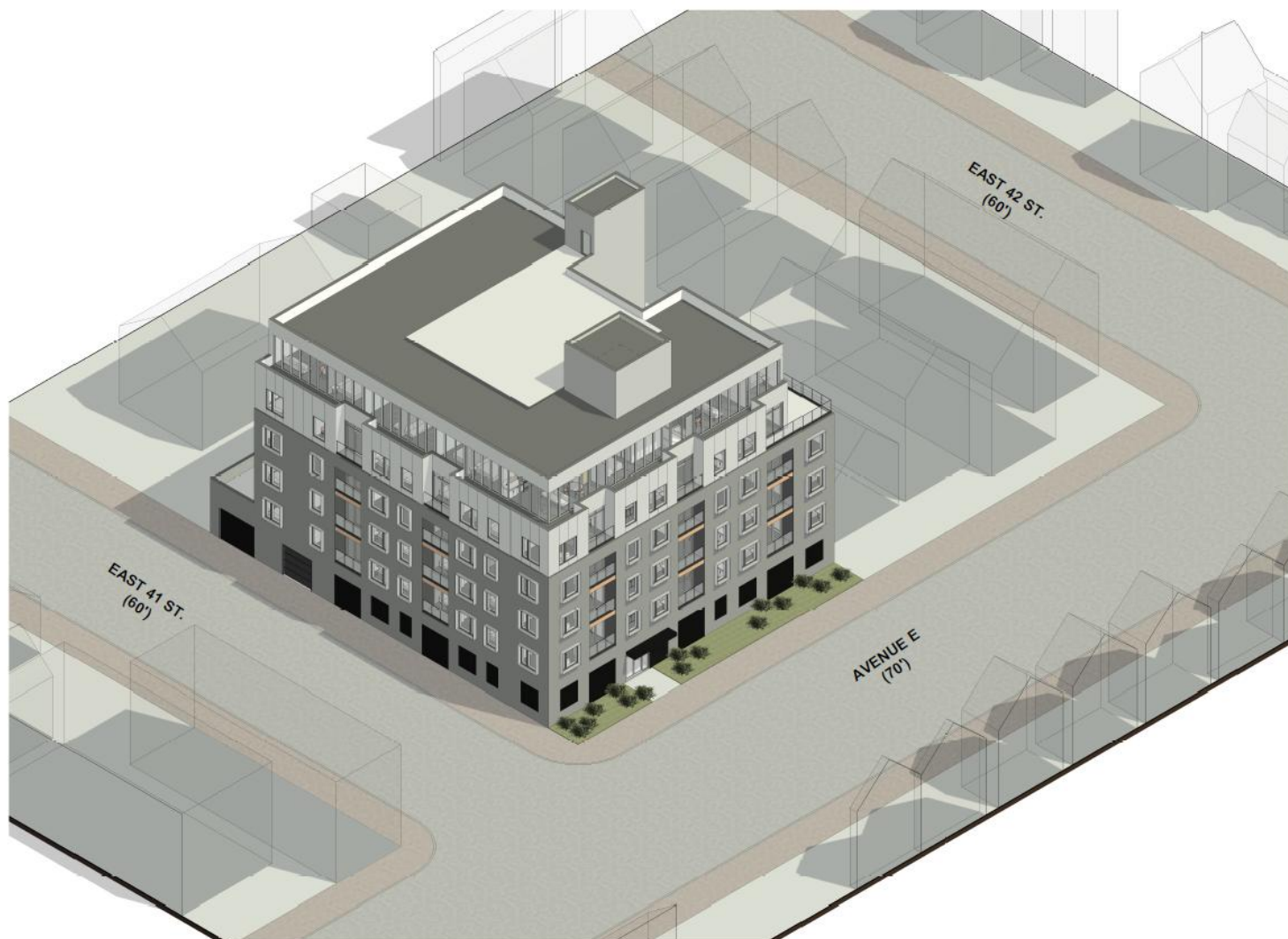
CONSTRUCTION **CONSTRUCTION**

STREET ELEVATION -
EAST 41ST STREET

PROJECT NAME **PROJECT NAME**

PB-206

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NEW CONSTRUCTION
RESIDENTIAL
653-657 AVENUE E
BAYONNE, NJ 07002
BLOCK:98 LOT:13,14,15

MAG PROPERTIES

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① 2014 年 12 月 31 日

尹錫榮(2019) 趙益昌(2019) 趙益昌(2019)

17 APRIL 2002

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BRISTOL TRULIP
AYON VIEW

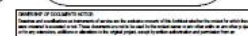
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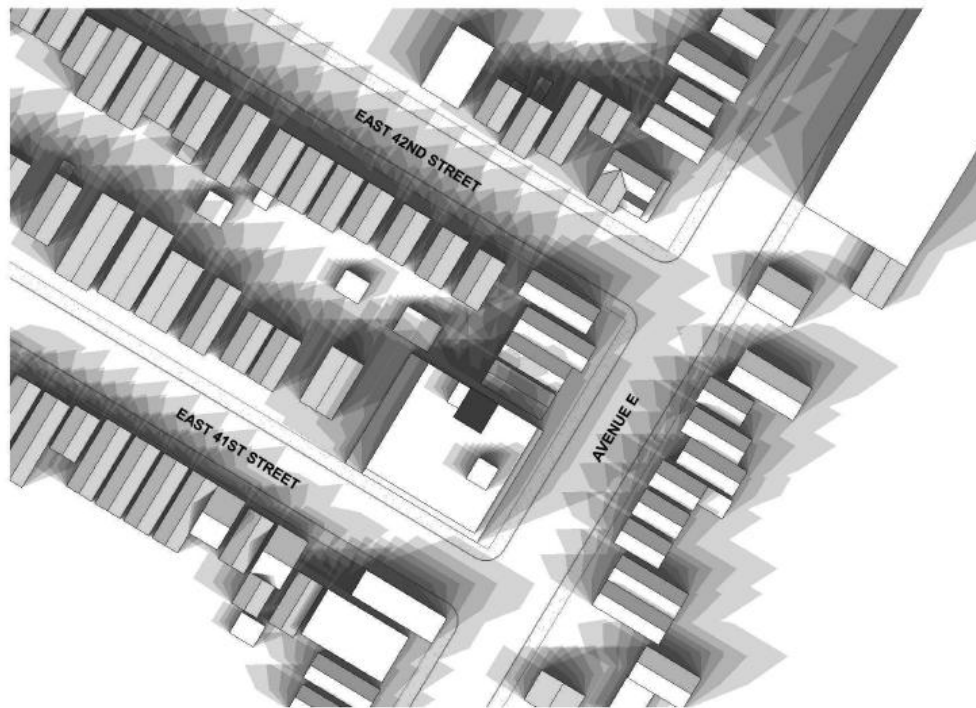
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PROJECT
NEW CONSTRUCTION
RESIDENTIAL
653-657 AVENUE E
BAYONNE, NJ 07002
BLOCK-36 LOT-13, 14, 15

CLIENT
MAG PROPERTIES

DESCRIPTION

X
X
X
X
X
X

X
X
X
X
X
X

X
X
X
X
X
X

CONSTRUCTION ATTACHMENT

PROJECT SUBMITTAL

PROJECT NO. 17APR01.004

REVISION

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT NO. 17APR01.004
Author

DATE: 04/17/2017
DATE: 04/17/2017

PROJECT NAME
SHADOW STUDY

PROJECT NO.
PB-903

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