

*Preliminary Investigation*

**Area in Need of Non-Condemnation Redevelopment**

**Hudson Plaza Motel Study**



**Date of Adoption:** \_\_\_\_\_, 2025

City of Bayonne, Hudson County, New Jersey

*Prepared by:*

**Clarke Caton Hintz** | 100 BARRACK STREET | TRENTON, NEW JERSEY | 08608

*And the:*

*City of Bayonne Department of Planning, Zoning, and Development*



## Preliminary Investigation

## Area in Need of Non-Condemnation Redevelopment

# Hudson Plaza Motel Study

190 W. 63<sup>rd</sup> Street, Block 2, Lot 1

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 Resolution of the City Council of the City of Bayonne following public hearing and recommendation of establishment by the Planning Board of the City of Bayonne on December \_\_\_\_\_, 2025.

*Prepared for the City of Bayonne by the Department of Planning, Zoning and Development by:*

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A handwritten signature in blue ink that reads 'Brian M. Slaugh'. The signature is written in a cursive style and is positioned above a horizontal line.

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## INTRODUCTION

The City Council of Bayonne directed the Planning Board, pursuant to Resolution \_\_\_\_\_ adopted on February 19, 2025 (see Appendix A), to conduct a preliminary investigation to determine whether 190 West 63<sup>rd</sup> Street qualifies as an *area in need of non-condemnation redevelopment* (AINR). This directive is pursuant to the criteria established at N.J.S.A. 40A:12A-1, *et seq.*, known as the “Local Redevelopment and Housing Law” (“LRHL”).

This report constitutes the *Preliminary Investigation*, which is the statutorily enabled vehicle by which the Planning Board responds to the City Council’s request to study the area in question. This study includes a description of the existing conditions of the study area, depicted through photography, written narratives and data analysis. The information gathered has been compared to the criteria contained within the LRHL. Based upon that comparison, a recommendation is made as to whether it should be formally identified as an AINR.

### Statutory Authority and Process

Under New Jersey’s LRHL, municipalities are empowered to determine whether an area is in need of rehabilitation or redevelopment, to adopt a redevelopment plan, and to implement and carry out redevelopment projects. The process may result in the adoption of a redevelopment plan, which is typically a new set of development regulations. This enables the municipality to adopt other land development regulations, as well as fiscal tools to overcome the impediments identified in the Preliminary Investigation that have led to the existing conditions of the property.

## LOCATION AND EXISTING CONDITIONS

The Hudson Plaza Motel Study Area (*Study Area*) consists of a 41,382 sf., or .95 acre, parcel also known as Block 2, Lot 1 on Bayonne City’s tax assessment maps that borders Jersey City. The boundary of the City with Jersey City lies about 75 feet to the north of the

### NJ Local Redevelopment and Housing Law: *Redevelopment Process*

- City Council directs the Planning Board to undertake a preliminary investigation to determine whether or not an identified area is in need of redevelopment.
- City Council decides whether this is condemnation or non-condemnation redevelopment.
- Planning Board conducts an investigation and holds a public hearing on the proposed redevelopment area designation.
- Based on the Planning Board’s recommendation, City Council may designate all or some of the study area as an “area in need of redevelopment”.
- The City Council prepares a redevelopment plan for the area or directs the Planning Board to prepare the plan.
- The City Council adopts the redevelopment plan.
- The City Council or another public agency/ authority designated as the “redevelopment entity” that oversees the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implements the redevelopment plan.

property in question. The property is owned by Joseph Riela, the proprietor of the Hudson Plaza Motel. The motel has been in operation since 1973 and operated by the Riela family through four generations, according to the establishment's website. The motel has a total of 53 rooms, but no guest services aside from a coin-operated laundry. The current motel and parking lot encompass the entire property that is also occupied by two billboards that face Rt. 440 and W. 63<sup>rd</sup> Street, respectively. The billboards, which are approximately 50 feet tall, are owned by Outfront Media, LLC and are under a lease agreement with the property owner.

Most of the land surrounding the motel property is an 8.92-acre "U" shaped lot owned by the New Jersey Department of Transportation (Lot 2). The NJDOT lot is used for landscaping and much of the motel is surrounded by mature trees. There is also a small vacant lot, Lot 2.01, owned by Leventures, LLC, immediately adjacent to the motel property to the north of about 3,500 sf. that currently being utilized for truck parking.

The motel is effectively located within the interchange of Rt. 440 and W. 63<sup>rd</sup> Street. Access to the site is from the highway ramp that takes motorists westbound on W. 63<sup>rd</sup> Street to northbound Rt. 440. Motorists wishing to head in any other direction must either work their way through the residential neighborhood to the northeast of the motel or travel northbound to the jughandle exit at Danforth to turnaround and head southbound on Rt. 440, a distance of nearly a mile.

### **Other Nearby Land Use**

Beyond the interchange to the east and north is the neighborhood of Greenville which lies in both Jersey City and Bayonne. To the south there is a Public Service Enterprise Group (PSEG) electrical substation. The Newark Bay is directly to the east on the opposite of Rt. 440 from the Study Area. The only other property contained within the piece of land encircled by the interchange is Block 29006, Lot 1 in Jersey City, which is a vacant, approximately 3,000 sf. lot and owned by Jersey City.

The property is entirely located in a mapped 500-year floodplain according to the Federal Emergency Management Agency (FEMA). The site is otherwise free of environmental constraints and is not listed on the New Jersey Department of Environmental Protection's (NJDEP) Known Contaminated Site List.

**Map 1. Study Area Location Map**






**Clarke Caton Hintz**  
 Architecture  
 Planning  
 Landscape Architecture

Hudson Plaza Motel AINR Study  
**Study Area Location**

LOCATION:  
 Bayonne City, Hudson County, NJ

DATE:  
 October 2025

 Lot Boundary



## EXISTING ZONING, PLANNING DOCUMENTS AND OTHER DATA

### Community Commercial (C-2)

The Study Area is located in the Community Commercial (C-2) zoning district. Community Commercial uses in the C-2 district include:

- Any principal use permitted in the C-1 District.
- Fully enclosed retail shops and stores;
- Fully enclosed service establishments.
- Food, dining, and beverage facilities; and
- Planned shopping centers, containing permitted uses in the district, as well as department stores, movie theatres, indoor recreation facilities and discount stores, subject to the bulk and density regulations of this chapter.

The present use is consequently non-conforming under City zoning regulations applied to the property. Neither the C-2 District, nor the C-1 District allows for any kind of hotel/motel lodging services.

### 2017 Master Plan Reexamination Report

Bayonne's 2017 Master Plan Reexamination Report emphasizes the need to identify sites adequate for redevelopment and adaptive reuse to create housing. With limited land in a long-settled municipality, redevelopment of aging properties must be considered to expanded the available housing stock.

*Identify commercial and industrial properties that are suitable for adaptive reuse and encourage their redevelopment for housing;*

While the current zoning of the site (C-2 Community Commercial) does not allow for residential uses, a redevelopment into a residential use is consistent with Bayonne's zoning and planning objectives to identify properties fit for adaptable reuse and a redevelopment designation. The subsequent redevelopment plan could create a scenario allowing for the construction of a residential development or similar use, even if it would be currently non-conforming.

### Smart Growth Area

The entirety of the Study Area has been designated to be in Planning Area 1: Metropolitan Planning Area. This planning area constitutes a "Smart Growth Area" as characterized by the New Jersey State Development and Redevelopment Plan ("State Plan"). The State Plan differentiates areas within the State to:

*Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination (N.J.S.A. 52:18A-200(f)).*

The State Plan characterizes areas relative to the State's preference for development and redevelopment where coordination and resources should be focused as different "planning areas. Furthermore, the Office of Planning Advocacy has aggregated the most preferential areas (planning areas) for growth and development within a map depicting Smart Growth Areas:

*"Smart growth area" means an area designated pursuant to P.L. 1985, c. 398 (C. 52:18A-196 et seq.) as Board Area 1 (Metropolitan), Planning Area 2 (Suburban), a designated center, or a designated growth center in an endorsed plan; a smart growth area and planning area designated in a master plan adopted by the New Jersey Meadowlands Commission pursuant to subsection (i) of section 6 of P.L. 1968, c. 404 (C. 13:17-6); a growth area designated in the comprehensive management plan prepared and adopted by the Pinelands Commission pursuant to section 7 of the "Pinelands Protection Act," P.L. 1979, c. 111 (C. 13:18A-8); an urban enterprise zone designated pursuant to P.L. 1983, c. 303 (C. 52:27H-60 et seq.) or P.L. 2001, c. 347 (C. 52:27H-66.2 et seq.); an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C. 40A:12A-5 and 40A:12A-6) and as approved by the Department of Community Affairs; or similar areas designated by the Department of Environmental Protection.*

The LRHL considers the location of a redevelopment study area relative to the NJ State Plan policies, as embodied in the State Plan's planning areas, for the purposes of determining whether a study area should be designated as an Area in Need of Redevelopment. The entirety of the Study Area is designated a Town Center and within the Metropolitan Planning Area, Planning Area 1, which is considered a "Smart Growth Area" by the State Plan.

## **APPLICATION OF REDEVELOPMENT CRITERIA TO THE STUDY AREA**

Criteria set forth in the LRHL at N.J.S.A. 40A:12A-5 provide the basis for the determination of an area in need of redevelopment (AINR). Although there are a variety of factors that could apply, an area qualifies as being in need of redevelopment if it meets at least one (1) of the eight (8) statutory criteria. These criteria are commonly identified by the letter (a-h) corresponding to the paragraphs of Section 5 of the LRHL. Each criteria relates to the impact of a particular area of public health, safety and welfare, primarily through conditions of deterioration, obsolescence, disrepair and faulty designs. The absence of use and an area's relationship to an Urban Enterprise Zone or "smart growth" area are also addressed in the criteria.

In addition to the criteria contained at N.J.S.A. 40A:12A-5, the LRHL also permits the designation of areas, or portions of study areas that are not necessarily detrimental to the public health, safety and welfare to be designated as an area in need of redevelopment when their inclusion facilitates the redevelopment of the remaining area. At N.J.S.A. 40A:12A-3, the LRHL defines a "redevelopment area" or "area in need of redevelopment" may include:

*“...lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”*

### **CRITERION “A”**

*“The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.”*

The motel within the Study Area is generally not unsanitary, dilapidated, lacking in light, or any other characteristics “as to be conducive to unwholesome living or working conditions” required to meet Criterion ‘a’. More specifically, while the Hudson Plaza Motel does exhibit some characteristics of dilapidation, such characteristics can be attributed to natural deterioration and change of circumstance over time, satisfying the requirements of Criterion ‘d’ much better than it does the requirements of Criterion ‘a’.

### **CRITERION “B”**

*“The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment “of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.”*

The building situated within the Study Area has been in near-continuous operation since its opening in 1973 and, as such, has not been

### **Redevelopment Criteria “a-d” (N.J.S.A. 40A:12A-5)**

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

vacant or abandoned for a period of two consecutive years. Consequently, Criterion ‘b’ does not support the designation of an Area in Need of Non-Condensation Redevelopment.

### **CRITERION “C”**

*“Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.”*

The lot within the Study area is not owned by either the City of Bayonne, Hudson County, a local housing authority, or redevelopment entity, nor has it . While the circumstances of the Study Area’s location do present challenges, lots likelihood to be developed by praviate capital is not impacted significantly enough to to support a designation of An Area in Need of Non-Condensation Redevelopment.

### **CRITERION “D”**

*d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.*

The site investigation has determined that the Study Area meets Criterion “d” for obsolescence of layout, continuing effects of structure fires, potential structural issues,

### **Redevelopment Criteria “e” through “f” (N.J.S.A. 40A:12A-5)**

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” ... the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment...
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

utilities, and flooding. These findings are discussed in the following sections.

### Obsolete Layout

The motel was constructed before Rt. 440 has reached its present configuration. The Bergen Peninsula was expanded by landfill westward into Newark Bay with the extension of Rt. 440 southward into Bayonne by 1979. Ramps for vehicle movements heading south on Rt. 440 to W. 63<sup>rd</sup> Street and vice-versa were now accommodated by a bridge over Rt. 440 and connecting circulating ramps. See Appendix C, Historic Aerials, which depict conditions in 1966 and 1979, before and after, respectively, Rt. 440 and W. 63<sup>rd</sup> Street were reconstructed to their present configuration. Motorists could access the site from both directions of travel. The motel was designed with an interior car court, which gave more privacy to the rooms. But once Rt. 440 was extended, this privacy was lost not only from the highway extending southward, but from the fact that the new bridge over Rt. 440 elevated passing traffic to the level of the second floor on the south side of the motel.

In addition, even though the design of the new ramp from westbound 63<sup>rd</sup> Street to Rt. 440 northbound resulted in a much narrowed cartway in a wide right-of-way, NJDOT did not create a proper deceleration/acceleration lane for the motel. Instead, there is only a curb cut which requires adroit maneuvering to exit or enter the ramp to access the motel.

As can be most readily observed in the 1979 aerial photograph when the motel was 6 years old, it was constructed in a flat-bottomed U-shaped configuration. The parking for the motel is on the opposite side of the entrance to the site and requires guests and employees to drive through the building. This entrance (Figure 1) has a low clearance and is too low for emergency vehicles to enter the parking area, including modern ambulances.

During the site investigation it was observed that there is no signage indicating the height clearance of the two drive thru openings. As a result, larger vehicles, such as trucks, vans, or SUVs with roof attachments, may be unable to enter the courtyard or may attempt to access the parking and damage the building. As Hudson Plaza Motel's only designated parking area lies beyond this entrance, drivers of oversized vehicles are left without any designated (and designed) parking options. Furthermore, due to the motel's location directly adjacent to a highway entrance ramp, there is no opportunity for walkable street parking nearby. During the site investigation it was observed that the grounds in and around the front entrance showed evidence of vehicle wear suggestive of parking on the lawn. This restrictive vehicle access contributes significantly to the building's functional obsolescence.



**Figure 1. Parking Lot Entrance**

## Fires

The motel has experienced more than one fire, according to management. The most recent fire took place in 2017 when a fire broke out in a first floor room, injuring two firefighters and one occupant. The largest fire took place in 1999 when the southern wing of the building was destroyed. This part of the building was reconstructed, but no other improvements were made to the other portions of the building to prevent future fires. An inspection by a fire official or professional would be necessary to determine if there has been any long term effects now being made manifest from the 1999 fire. For example, fires can cause microcracking in a concrete foundation, which is not visible upon general examination, but nonetheless may be present and can make a foundation susceptible to future degradation over time. Regardless, fire safety rules and regulations have changed significantly since the building was first constructed in 1973 and even since 1999. A motel constructed today would be fully sprinklered which the Hudson Plaza Motel is not.

## Utilities

As the motel has been repaired and rebuilt over the last fifty-plus years, the utilities have been modified in such a way that it is not up to contemporary standards and may



**Figure 2. Limescale and Rust on Cast Iron and Copper Plumbing Lines.**

pose some safety issues. In several portions of the motel, mineral deposits of rust and limescale, suggesting leaking, can be seen on the outside of pipes (Figure 2). In addition to leaks, it usually an indicator of more mineral deposits within the pipes, which over time, reduce water and wastewater removal.

In several locations in one of the utility closets, spray foam seals electrical

wiring that appears not to be fire rated (which is orange or red in color – see Figure 3). Additional spray foam was observed in other locations in the utility closet ceiling along the walls to seal holes and cracks.

In several locations in one of the utility closets, spray foam seals electrical

**Figure 3. Facility electric panels with exposed non-fire rated spray foam.**



## Flooding and Stormwater Management

The Study Area is entirely within the FEMA inland flood hazard area as well as the 500-year floodplain, as depicted on the “environmental constraints” map (Appendix C). The 500-year floodplain is the statistical definition of a flood with a 0.2% annual probability of happening each year that covers this particular geographic extent, while the Inland Flood Hazard Area is the actual geographic area shown on a FEMA Flood Insurance Rate Map (FIRM) where this flood probability occurs. During the 2012 Superstorm Sandy event, the study area experienced several feet of flooding as water surged through the parking lot and the first floor of the building. The water did not directly flow from Newark Bay heading east but, instead water flushed around the sides of the building and through the vehicular entrances to the parking lot and into the courtyard, where the storm surge rose quickly to a height of several feet before draining. The motel was constructed before stormwater management was required to be addressed on each individual site and consequently has no infrastructure to handle either volume or water quality issues. The only stormwater infrastructure present is two curb inlets on the NJDOT ramp, on the opposite side of the street, which were obviously unable to handle such a storm event either. is insufficient to handle such an event and obsolete. The Study Area’s vulnerable location as indicated by its mapped location in an inland flood hazard area is an indication of obsolescence that rises to the level of being a detriment to public safety.

## CRITERION “E”

*“A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of real property therein or other conditions, resulting in the stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.”*

The presence of two billboards present on site may complicate the ability to construct new development because of the need for the leases to be terminate. This may occur through leases reaching its end of term or by some other method mentioned in the lease agreement such as a buyout. As the Court concluded in *Gallenthin Realty Development, Inc. v. Borough of Paulsboro*<sup>1</sup>, a study area cannot simply be designated as an area in need of redevelopment solely because it is “not productive” such circumstances must be present due to an issue of title, diverse ownership, etc. While the property may not be “properly utilized” or “productive” in its current condition, the existing billboards within the study area do not inherently create conditions resulting in the prevention of land being potentially useful and valuable for contributing to the public good and are more of a practical complication. Accordingly, Criterion ‘e’ does not by itself support a designation of an Area in Need of Non-Condensation Redevelopment without the support of other redevelopment Criterion.

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<sup>1</sup> - 924 A. 2d 447, 191 NJ 344 - NJ Supreme Court, 2007

## **CRITERION “F”**

*“Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.”*

Although the property within the Study Area contains a building that was partially destroyed, damaged, and otherwise altered by the action of both fire, storm, and flood, it does not contain an area greater than five contiguous acres. The statute is intended to address conflagrations or other significant catastrophes, rather than those affecting single properties or buildings. Subsequently, Criterion ‘f’ does not support a designation of an Area in Need of Non-Condensation Redevelopment.

## **CRITERION “G”**

*“In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A :12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.”*

The designation of an Urban Enterprise Zone relies on the fact that there persist areas of economic distress characterized by high unemployment, low investment of new capital, blighted conditions, obsolete or abandoned industrial or commercial structures, and deteriorating tax base. A finding under this subsection carries a presumption that blighting influences are present, however would still need to be supported by credible evidence.

While the City of Bayonne does contain several designated enterprise zones, the Study Area is not within the boundaries of a UEZ, nor is it adjacent to one. Accordingly, Criterion ‘g’ does not support a designation of an Area in Need of Non-Condensation Redevelopment.

## CRITERION “H”

“Smart Growth” principles are embodied in the New Jersey State Development and Redevelopment Plan adopted on March 1, 2001, by the State Planning Commission pursuant to the State Planning Act (N.J.S. 52:18A-196 *et seq.*) Bayonne City is wholly located in Planning Area 1, which is designated by the State Planning Commission as a “Metropolitan Planning Area”. Metropolitan Planning Areas have also been codified in the lending criteria by the NJ Housing and Mortgage Finance Agency, infrastructure development by the Board of Public Utilities and in the expedited permit review process allowed under the NJ Department of Environmental Protection in smart growth areas (N.J.S.A. 13:1D-144).

In order to clarify locations where smart growth policies should be advanced, the New Jersey Office for Planning Advocacy (NJOPA) has developed a smart growth area map. This map distills those areas, from the other areas identified in the State Plan, that are considered to be locations where the State policies advocate for “smart growth.” The map includes Metropolitan (PA1) and Suburban Planning (PA2) planning areas, designated centers, Meadowlands Smart Growth Areas, and Pinelands Growth Areas, Villages and Towns.

Smart Growth is an approach to planning that directs growth to enhance and rebuild existing communities where infrastructure and services are available, supports transit, reduces the number of vehicular trips, limits sprawl, protects the environment and reduces energy consumption. The NJ State Plan identifies “planning areas” and “centers” throughout the State that are used to identify areas by the degree to which growth should be supported and where State and other resources should be focused to support growth.

Smart Growth includes a variety of principles such as the following:

- Compact, clustered community design;
- Mixed land uses, either as different housing types in one planned development or with residential and commercial uses together;
- Multi-modal transportation choices;
- Preservation of open space, farmland and scenic resources;
- Creation of new communities of place; and
- Infill development that strengthens these planning concepts.

The Study Area meets criterion “h” pursuant to NJ Local Redevelopment and Housing Law, which states:

*h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.*

However, absent any other criteria, criterion “h” is not usually sufficient evidence for a determination that a property should be designated as an area in need of

redevelopment but provides a supporting role for Criterion “d” in this preliminary investigation.

## PROCEDURAL STEPS

### Preliminary Investigation & Conclusion

This report constitutes a preliminary investigation for determining an Area in Need of Redevelopment as directed by the City Council of Bayonne. It is the conclusion of this preliminary investigation that the Study Area qualifies under the criteria set forth at *N.J.S.A. 40A:12A-1 et seq.*, to be designated as an Area in Need of Redevelopment. Specifically, these criteria are found at:

*N.J.S.A. 40A:12A-5.d*  
*N.J.S.A. 40A:12A-5.h*

### Public Hearing

Upon receipt of this preliminary investigation, the Planning Board is required to hold a public hearing. Notices for the hearing are required to be published in the newspaper of record in the municipality once each week for two (2) consecutive weeks with the last notice published at least ten days prior to the hearing. A copy of the notice is required to be mailed to the last owner of record of each property within the Study Area.

### Planning Board Conclusion

Once the hearing has been completed, the Planning Board may conclude that the statutory basis for determining the Study Area to be an “Area in Need of Non-Condensation Redevelopment” is present and that the public health, safety and welfare would be promoted by designating it as such.

### Redevelopment Plan: Required Elements (*N.J.S.A. 40A:12A-7.a*)

- The plan’s relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- Proposed land uses and building requirements in the project area.
- Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
- An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
- The relationship of the plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan.
- Pursuant to *N.J.S.A. 40A:12A-7.c.*, the Redevelopment Plan must also describe its relationship to pertinent municipal development regulations as defined in the “Municipal Land Use Law”, *N.J.S.A. 40:55D-1 et seq.*

## **Planning Board Resolution and Recommendation to City Council**

The Planning Board makes a recommendation to the City Council that the delineated area, or any part of such an area, should or should not be determined to be an Area in Need of Redevelopment.

## **City Council Resolution**

The City Council, once receiving this document as well as the Planning Board's resolution of adoption and recommendation, may then adopt its own resolution determining that the delineated area or portion thereof should be designated a redevelopment area. In that event, the redevelopment area is established once the resolution is forwarded to the Commissioner of the NJ Department of Community Affairs.

## **City Council Creation and Adoption of a Redevelopment Plan**

If so designated by the City, the next action would be the creation and adoption of a redevelopment plan for the Redevelopment Area, pursuant to *N.J.S.A. 40A:12A-7.a*. A Redevelopment Plan is adopted by ordinance by the City Council before any project is initiated. Depending on the nature of the Redevelopment Plan, it may contain some or all of the land use controls for a particular Redevelopment Area. Furthermore, a plan may be created in such a way as to provide for detailed recommendations regarding land use, circulation, open space, utilities, urban design and architecture.

**Appendix A – City Council Resolution Directing the AINR Study**

[to be supplied when available]

**Hudson Plaza Motel**  
**Preliminary Investigation of an Area in Need of Redevelopment**  
 BAYONNE CITY, HUDSON COUNTY, NJ

**Appendix B – Property Record**



Tuesday, August 26, 2025  
**Detailed Property Report**

**HUDSON PLAZA MOTEL % JOSEPH RIELA**  
**190 W 63RD ST**  
**BAYONNE, NJ 07002**

*Mailing Address*  
**190 W 63RD ST**  
**BAYONNE, NJ 07002**

County: **HUDSON**  
 Town: **BAYONNE**

Block / Lot: **2 / 1**

<i>Tax Information</i>	
Land Value: <b>\$1,239,500</b>	Property Type: <b>Commercial</b>
Imp. Value: <b>\$2,015,500</b>	Assessment Year: <b>2004</b>
Total Assessment: <b>\$3,255,000</b>	Tax Year: <b>2024</b>
Property Tax: <b>\$0</b>	Town Tax Rate: <b>2.796</b>

<i>Property Description</i>	
Zoning: <b>C-2</b>	Building Description:
Lot Size: <b>.95AC</b>	Year Built: <b>0</b>
Land Sq. Ft.: <b>41382</b>	Building Sq. Ft.:
Acres: <b>0.95</b>	Num. Stories:

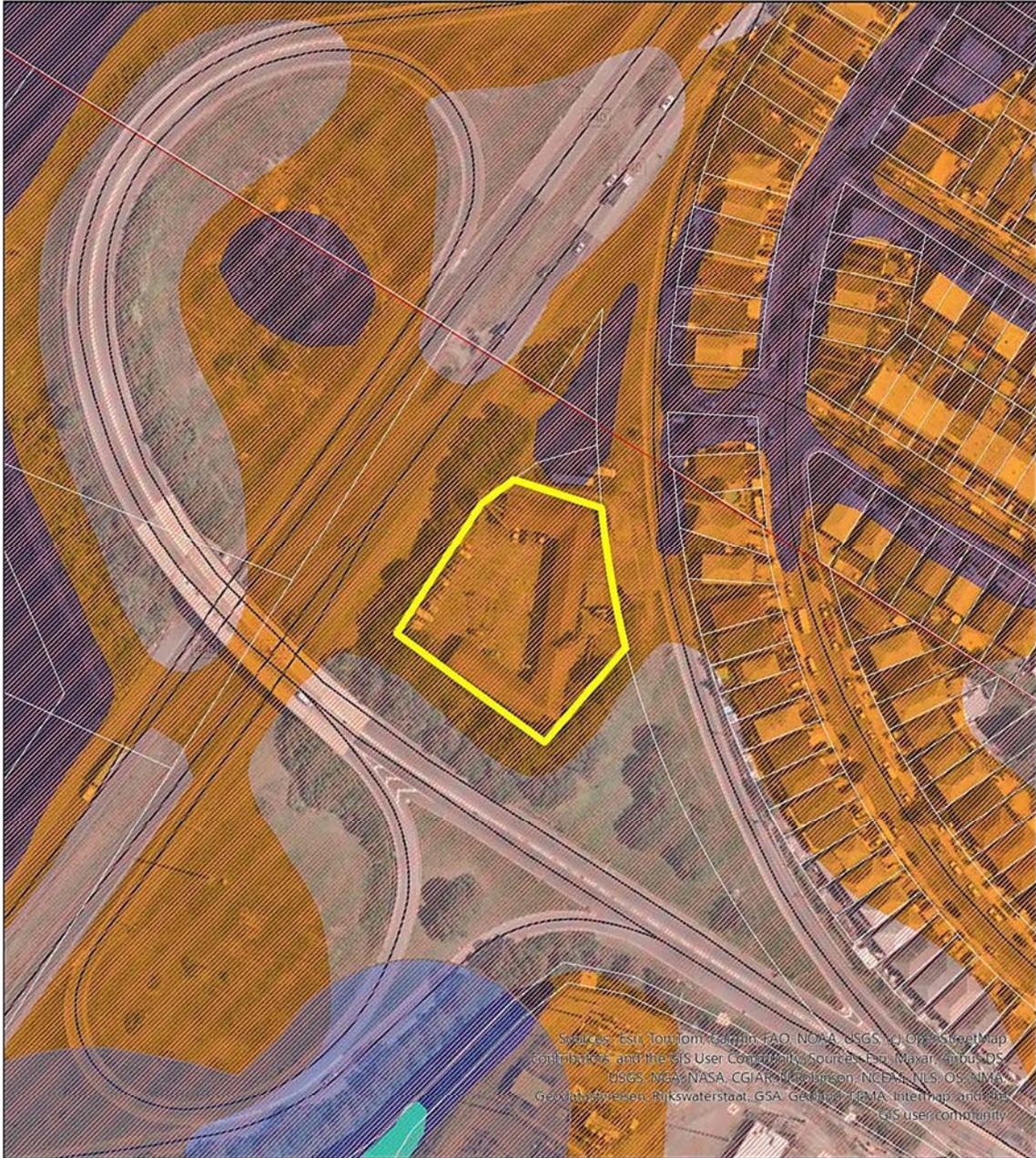
***Most Recent Sales***

Seller: **ESTATE OF MARY MULKERN**  
 Deed Book: **6140** Deed Date: **04/12/2002**  
 Deed Page: **6002** Sale Price: **\$36**

Seller: **DOROTHY MOSKAL**  
 Deed Book: **6040** Deed Date: **11/12/2001**  
 Deed Page: **5995** Sale Price: **\$33**

Seller: **ANNIE M CURNYN**  
 Deed Book: **6030** Deed Date: **09/30/2002**  
 Deed Page: **5994** Sale Price: **\$116**

**Appendix C – Environmental Constraints**



0 200 Feet

**Clarke Caton Hintz**  
 Architecture

● ● ●

Planning

Landscape Architecture

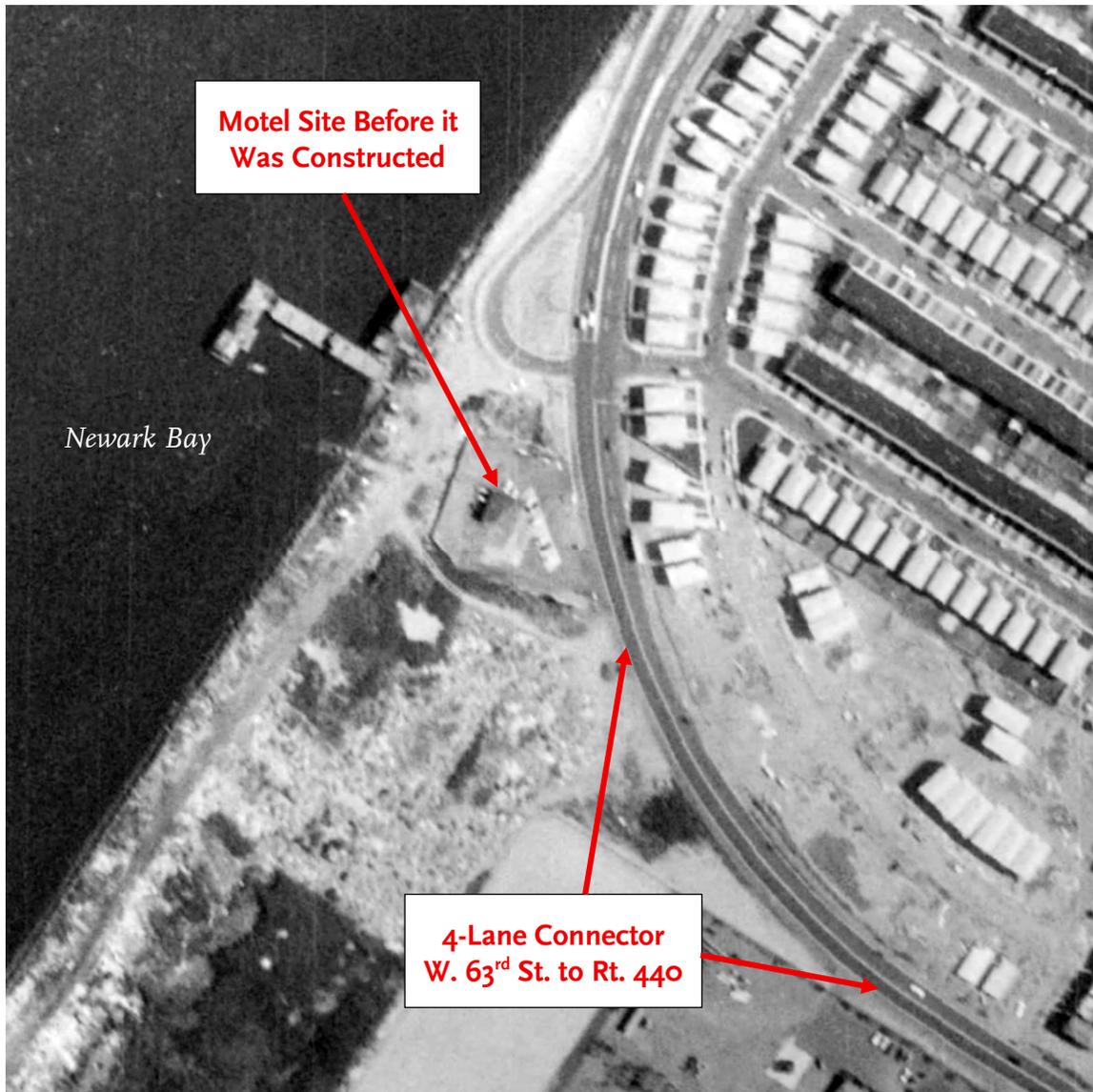
Hudson Plaza Motel AINR Study  
**Environmental Constraints**

LOCATION:  
 Bayonne City, Hudson County, NJ

DATE:  
 October 2025

- Lot Boundary
- Inland Flood Hazard Area
- Wetlands
- 500-Yr Floodplain
- 150' ERV Wetlands Buffer
- 100-Yr Floodplain

**Appendix D – Historic Aerials**



**Figure 4. Hudson Plaza Motel Site, 1966, Original Rt. 440/W. 63<sup>rd</sup> St. Alignment**



Figure 5. Hudson Plaza Motel Site, 1979, Reconfigured Rt. 440.

**Appendix E – Planning Board Resolution Adopting Study and Recommendation**

[to be supplied when available]

**Appendix F – City Council Resolution Establishing the Area in Need of Redevelopment**

[to be supplied when available]