



Hudson Plaza Motel Redevelopment Plan



Date of Adoption: _____, 2026

City of Bayonne, Hudson County, New Jersey

Prepared by:

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And the City of Bayonne Department of Planning, Zoning, and Development



THE CITY OF
BAYONNE
NEW JERSEY



Hudson Plaza Motel Redevelopment Plan

190 W. 63rd 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 on _____, 2026 following public hearing and recommendation by the Planning Board of the City of Bayonne on March 9, 2026.

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Table of Contents

INTRODUCTION1

History and Background1

Redevelopment Plan Process.....1

A redevelopment plan may consider all or part of the land areas designation as the Redevelopment Area and is required to follow the process prescribed by the LRHL (see sidebar). This Redevelopment Plan is required to be adopted by ordinance by the governing body. The Redevelopment Plan is being prepared under the direction of the Planning Board. Following endorsement by the Planning Board the document is forwarded to the City Council for introduction on first reading followed by second reading a public hearing for vote and adoption.1

Plan Components.....1

REDEVELOPMENT PLAN GOALS AND OBJECTIVES 2

Objectives 2

RELATIONSHIP TO THE BAYONNE CITY LAND DEVELOPMENT REGULATIONS 2

Supersedes Existing Zoning..... 2

Redevelopment Entity.....3

Redeveloper Selection.....3

Redevelopment Agreement.....3

Effect of Redevelopment Agreement 4

Staff Employment..... 4

LAND USES IN THE REDEVELOPMENT AREA 4

MAP 1. STUDY AREA MAP.....5

MAP 2. LAND USE PLAN 6

PERMITTED USES, BULK REGULATIONS AND ADDITIONAL STANDARDS..... 7

Provisions Applying to All Tracts in the Hudson Plaza Motel Redevelopment Area 12

Site Development Standards 12

Building Design Standards17

Public Improvements.....17

Relocation Provisions18

DEVELOPMENT PLAN REVIEW AND APPROVAL.....18

Concept Plan Required.....18

Application for Development18

Planning Board Review.....18

Variances, Exceptions and Submission Waivers18

Effects of Approval..... 19



| | |
|--|-----------|
| <i>Acquisition of Property</i> | 19 |
| RELATIONSHIP TO THE MASTER PLAN AND PLANS OF OTHER JURISDICTIONS | 19 |
| <i>2017 City of Bayonne Reexamination of the Master Plan</i> | 19 |
| <i>Adjacent Municipalities</i> | 19 |
| <i>Jersey City 2021 Master Plan</i> | 20 |
| <i>2016 Hudson County Master Plan Reexamination Report</i> | 20 |
| <i>North Jersey Transportation Planning Authority (NJTPA) 2025 Connecting Communities Plan</i> | 20 |
| <i>2001 State Development and Redevelopment Plan</i> | 20 |

NJ LRHL:

Redevelopment Process

- City Council directs the Planning Board to undertake a preliminary investigation to determine whether or not an identified area requires 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 either 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 other public agency / authority is designated as the “redevelopment entity” to oversee the implementation of the redevelopment plan.
- The redevelopment entity selects a redeveloper(s) to undertake a project(s) that implements the plan.

INTRODUCTION

The Hudson Plaza Motel is located on Block 2, Lot 1 on Bayonne City’s tax assessment maps and borders Jersey City (190 W. 63rd Street). The boundary of the City with Jersey City lies about 75 feet to the north of the property in question. The Area in Need of Non-Condemnation Redevelopment, or Redevelopment Area consists of a 41,382 sf., or .95 acre surrounded by the interchange of W. 63rd Street and NJ Route 440. Most of the land surrounding the motel is owned by the NJ Department of Transportation.

The primary purpose of the Hudson Plaza Motel Redevelopment Plan (the “Redevelopment Plan”) is to provide a means for improvement, investment and transformation of the redevelopment areas designated by the City of Bayonne. The recommendations contained within this document provide a structure for both physical improvements to the lands and structures within the designated areas as well as policies to guide the redevelopment.

History and Background

The designation of the redevelopment areas began in 2025, when the City of Bayonne determined that the Hudson Plaza Motel Redevelopment Area, defined as “as Block 42, Lot 1 on the City’s tax maps” qualified as an Area in Need of Redevelopment (ANR) under the criteria in New Jersey’s Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq. or “LRHL”).

Redevelopment Plan Process

A redevelopment plan may consider all or part of the land areas designation as the Redevelopment Area and is required to follow the process prescribed by the LRHL (see sidebar). This Redevelopment Plan is required to be adopted by ordinance by the governing body. The Redevelopment Plan is being prepared under the direction of the Planning Board. Following endorsement by the Planning Board

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Plan Components

The Redevelopment Plan includes the following components as required by N.J.S.A. 40A:12A-7.a-f:

- Redevelopment Goals and Objectives;

- Proposed Land Uses and Design Concepts;
- Redevelopment Regulations and Standards;
- Relationship of the Redevelopment Plan to Other Plans;
- Property Acquisition; and
- Provision of Affordable Housing and Replacement, if needed.

REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The primary purpose of the Hudson Plaza Motel Redevelopment Plan is to alleviate the existing conditions found in the Redevelopment Area and support the improved use of property to better serve the public health, safety, and welfare of the community and the region. More specifically, the Redevelopment Plan provides the framework for improvement, investment, and transformation of the Redevelopment Area by establishing standards for development that are compatible with the use, scale, and surrounding area, as well as the City's historic development patterns.

Objectives

To achieve this overarching goal, the following goals and objectives are hereby established:

- A. Promote the types of development that deliver better outcomes than existing zoning can currently provide.
- B. Provide expanded housing and care options for senior residents in Bayonne.
- C. Mitigate and improve upon deleterious conditions resulting from blighted, underutilized, or poorly designed buildings and land.
- D. Ensure that the capacity of all utility systems serving the Redevelopment Area is adequate to support new development.
- E. Manage stormwater runoff to avoid negative downstream impacts.
- F. Develop the Study Area in such a way as to make best use of the area's unusual location.

The Redevelopment Plan will facilitate the City's efforts to achieve these goals and objectives and would transition the property from a transient lodging use to a long-term residential care use. Given the site's location in the Rt. 440 and W. 63rd Street interchange, such uses are well suited due to their predictable traffic patterns and limited need for pedestrian connectivity. The project would reinvest in an underutilized property and align future land use with evolving community and housing needs.

RELATIONSHIP TO THE BAYONNE CITY LAND DEVELOPMENT REGULATIONS

Supersedes Existing Zoning

The allowed uses in this Redevelopment Plan and their associated development regulations shall supersede the use and bulk regulations of the Bayonne City Zoning Ordinance and related land

**Redeveloper Agreement:
Optional Provisions**

- Interim and final redeveloper designations;
- Terms for dispute resolution;
- Allowance for changes in the agreement should a “force majeure” event occur;
- A guarantee of performance by the redeveloper to ensure completion of the project and that other obligations of the agreement are met;
- Any sharing of costs between the public and private entities;
- Default and termination clauses and their remedies for failure to perform by the redeveloper;
- Provisions that specify allowed deviations from the development plan regulations, excepting the use regulations;
- Provisions addressing Payments in Lieu of Taxes or other tax abatement and impact mitigation provisions;
- Transfer of development and other rights of the redeveloper;
- Development pro-forma;
- Affordable housing obligations or fees to the extent required by law; and
- Any other clause deemed necessary to effectuate the Redevelopment Plan by the Redevelopment Entity or that are required to be included under N.J.S.A. 40A:12A-9.

development regulations. Where the standards of the redevelopment plan are silent, the regulations of the Land Development Ordinance shall apply to the Redevelopment Area as permitted by N.J.S.A. 40A:12A-7.a(2). The zoning map of the City of Bayonne shall be amended upon the adoption of this Plan in accordance with N.J.S.A. 40A:12A-7.c to reflect the area encompassed by this redevelopment plan as the Hudson Plaza Motel Redevelopment Area.

GENERAL PROVISIONS

Redevelopment Entity

The City Council shall act as the “Redevelopment Entity” pursuant to N.J.S.A. 40A-12A-4.c for purposes of implementing the Hudson Plaza Motel Redevelopment Plan and carrying out redevelopment projects. In doing so, the City Council shall have the powers set forth in N.J.S.A. 40A-12A-8 to effectuate all of its duties and responsibilities in the execution and implementation of this Redevelopment Plan.

Redeveloper Selection

The Redevelopment Entity may select redeveloper(s) for the redevelopment of specific sites, blocks, or districts in any number or combination as it deems necessary for one or more projects based on the entity’s experience, financial capacity, ability to meet deadlines, flexibility in meeting market demands within the framework of the Redevelopment Plan, and additional criteria that demonstrate the redeveloper’s ability to implement the goals and objective of the plan. Preference shall be given to existing landowners in the Hudson Plaza Motel Redevelopment Area for designation as a redeveloper.

Redevelopment Agreement

Once a redeveloper has been selected, the Redevelopment Entity shall enter into a redevelopment and/or financial agreement with the redeveloper that comports with the requirements of N.J.S.A. 40A:12A-9 as well as any optional elements that may be foreseen.

Any development or construction within the redevelopment area shall be undertaken in accordance with a contractual redevelopment agreement between the Redevelopment Entity and a municipally designated redeveloper or redevelopers, which may include optional provisions as mutually determined. The Redevelopment Agreement shall be in full force and effect prior to the redeveloper making

application to the Planning Board for any general development plan, conditional use, site plan or subdivision approval, unless specifically permitted in accordance with an Interim Redevelopment Agreement or similar instrument acceptable to the Redevelopment Entity upon advice of legal counsel.

Effect of Redevelopment Agreement

The execution of the Redevelopment Agreement shall convey the right to prepare a site plan or subdivision application for development to the Bayonne Planning Board in accordance with the terms of the Redevelopment Agreement and Redevelopment Plan, among other rights that may be granted by the Redevelopment Entity. In addition, the execution of the Redevelopment Agreement shall establish the period of time as such rights to develop under the terms and conditions of the Redevelopment Plan shall be granted. Nothing herein shall prevent the Redevelopment Entity and redeveloper from mutually agreeing to an amendment of the Redevelopment Plan as it affects the redeveloper's property from time to time or at any time.

Staff Employment

The Redevelopment Entity may employ or contract for and fix compensation of such experts and other staff and services as it may deem necessary, including, but not limited to, architecture, economic forecasting, engineering, environmental, landscape architecture, legal, market analysis, planning, and transportation consulting services. The Redevelopment Entity, however, shall not authorize expenditures which exceed, exclusive of gifts, grants or escrow accounts, the amounts appropriated for redevelopment purposes.

LAND USES IN THE REDEVELOPMENT AREA

The proposed land uses in the redevelopment area consist of senior housing, assisted living facility, skilled nursing facility, or any combination of such uses, as well as accessory uses that may be commonly associated with or necessary for these types of developments. These uses are intended to provide age-restricted residential and/or care-oriented housing options that are compatible with the site's location and access characteristics.

Most of the land surrounding the current motel property is an 8.92-acre "U" shaped lot owned by the New Jersey Department of Transportation (Lot 2). The motel is effectively located within the interchange of Rt. 440 and W. 63rd Street. Access to the site is from the highway ramp that takes motorists westbound on W. 63rd Street to northbound Rt. 440. Motorists wishing to head in any other direction must either transit through the residential neighborhood to the northeast of the motel or travel northbound to the jughandle exit at Danforth Avenue to turnaround and head southbound on Rt. 440, a distance of nearly a mile. The NJDOT lot is used for landscaping and much of the motel is surrounded by mature trees. There is also a small unimproved lot, Lot 2.01, owned by Leventures, LLC, immediately adjacent to the motel property to the north of about 3,500 sf. in area that currently is being utilized for truck parking.

It is anticipated that the Hudson Plaza Motel will be demolished. The proposed skilled nursing facility, senior housing development, long term care facility, assisted living facility, or combined use will thereby replace the motel use of the site, and the redevelopment will be governed under standards that adequately account for the design requirements and utility needs while minimizing the impact on the surrounding community.

Below and on the following pages are Study Area Map and the Land Use Plan for the Redevelopment Area.

Map 1. Study Area Map



PERMITTED USES, BULK REGULATIONS AND ADDITIONAL STANDARDS

A. Definitions.

1. **Word Usage.** 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. In interpreting definitions, words in one tense shall include other tenses or derivative forms; words in the singular shall include the plural and in the plural, the singular; either gender shall include the other or neither; the word "shall" is mandatory; the word "may" is permissive; the word "used" shall include "arranged," "designed," "constructed," "altered," "converted," "rented," "leased," or "intended to be used"; the word "lot" includes the words "plot," and "premises". The word "includes" or "including" shall not limit the term to the specified example; but is intended to extend its meaning to all other instances of like kind and character. Whenever a term is used in this Section, which is not defined, but which term is defined in the §33-2.2 of the Bayonne Municipal Code shall have such meaning as defined therein. Lastly, any word or term not defined or referenced within this Plan shall be used with a meaning of standard usage as defined in Webster's New International Dictionary of the English Language, unabridged and latest edition.
2. The definitions listed below shall have the meanings indicated for use with this Redevelopment Plan:

Affordable – Means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at *N.J.A.C. 5:80-26.7* and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at *N.J.A.C. 5:80-26.13*.

Affordable Development - Means a housing development, all or a portion of which consists of restricted units.

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

Aisle, Drive – The traveled way for access from the public street to private property; driveway.

Assisted Living Facility – A facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance

Building Coverage – The total horizontal area of a lot covered by all principal and accessory buildings, usually expressed as a percentage of the total lot area. It is measured from the exterior surface of exterior walls or roof perimeters, typically including covered porches, decks, and roof overhangs.

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 as measured for the following types: flat roofs, to the main height level; between the eaves and the ridge, for gable and hipped roofs; and to the deck line for mansard roofs. *Building height* shall not include roof-mounted mechanical equipment or other rooftop structures, including structures used for indoor and outdoor *Recreation Facilities* provided that equipment or structures do not exceed twenty-five (25) feet in height as measured from the top of the roofline, nor contain any floor area used for residential purposes, or as otherwise stipulated herein.

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

Continuing Care Retirement Community – A form of senior housing development operated by an organization that provides housing, services, and health care (including skilled nursing care), that provides a continuum of levels of care that meet the needs of individual residents and typically offers a contract-based entry fee that guarantees residence and access to various health care services, whether pre-funded or on a fee-for-service basis.

Floor Area - Shall mean 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.

Green Infrastructure – Land essentially unimproved that conserves or mimics natural ecosystems and functions to address the necessary environmental controls of a modern urban development, which includes, but is not limited to, certain stormwater management devices such as swales and rain gardens, street tree networks, and green rooftop systems.

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

Office, Leasing – An office serving the principal permitted use or uses in a building intended as transactional office for the renting of units or tenanted space within the principal building.

Office, Management – An office that serves the owner of the building as the commercial interface between tenants and the owner. The management office may incorporate a leasing office.

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

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.

Senior Housing Development – A residential development including accessory buildings and required or permitted social, cultural and recreational facilities requiring all permanent residents to be 55 years or 62 years of age or older, as the case may be, in each dwelling and prohibiting any temporary resident from being less than 19 years of age, as permitted by law, and conforming to 24 CFR Part 100 Subpart E, Housing for Older Persons, implementing the federal Fair Housing Amendments Act of 1988, as it may be amended or superseded.

Sign – Any object, device, display, mural or structure, or a part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, fixtures, colors, illumination or projected images. This definition shall specifically include any building or part of a building, including walls and facades used for such purposes and shall further include banners, pennants, flags and similar attention attracting devices.

Sign, Directory – A sign that provides a listing of tenants and/or their location within a multi-tenanted building or multi-building development.

Sign, Incidental – A sign to convey information to the general public that has a purpose secondary to the use of the lot on which it is located.

Sign, Roof – A sign that is mounted on the roof of a building or which is wholly dependent upon a building's roof for support and which projects above the parapet of a building with a flat roof, the cornice line of a building with a gambrel, gable, or hip roof, or above the division between the upper and lower slopes of a building with a mansard roof.

Sign, Temporary Development Sign – A sign displayed during construction relaying information as specified in this redevelopment plan as to the development underway.

Sign, Wall – A sign fastened to or painted on the facade of a building or structure in such manner that the facade becomes the supporting structure for, or forms the background surface of the sign, and which does not extend more than twelve (12) inches from the supporting façade, unless it is a blade sign.

Skilled Nursing Facility – A residential health-care facility that provides 24-hour inpatient nursing care and continuous medical supervision for individuals who require a higher level of medical treatment, rehabilitation, or long-term care than can be provided in an assisted living or independent living setting. Such facilities serve residents with chronic illnesses, disabilities, post-acute recovery needs, or cognitive impairments requiring ongoing skilled nursing services, medication administration, and therapeutic care under the direction of licensed medical professionals.

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

B. Permitted Principal Uses. In Hudson Plaza Motel Redevelopment Area, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:

1. Assisted Living Facility.
2. Continuing Care Retirement Community.
3. Long term care facility.
4. Senior Housing Development.
5. Skilled Nursing Facility.
6. Combinations of -B.1, -B.4 or -B.5 uses.
7. Municipal purpose.

C. Permitted Accessory Uses. The following accessory structures and uses shall be permitted when used in conjunction with a principal use.

1. Administrative, leasing, and management offices.
2. Common areas, including lounges, community rooms, libraries, activity rooms, and similar ancillary internal space.
3. Dining facilities, kitchens, and cafes incidental to resident care.
4. Green infrastructure; green roofs and rain gardens.
5. Housekeeping, storage, and building maintenance facilities.
6. Indoor, outdoor and rooftop recreational uses and amenities for residents and guests; open space.
7. Loading zone.
8. Maintenance building or room(s).
9. Medical support and health-related service spaces incidental to resident care.

10. Off-street surface parking.
 11. Package and mail rooms.
 12. Refuse stations and enclosures.
 13. Rooftop improvements including, but not limited to, solar arrays, wireless antennas, community dish antenna, and building utilities.
 14. Signs.
 15. Utilities for the provision of services to the building and its tenants and users, including any necessary stormwater or sanitary holding facilities.
 16. Uses that are customarily incidental and subordinate to any principal uses and located on the tract as set forth herein.
- D. Allowed Building Types.
1. Apartment units.
 2. Flats.
 3. Medical care units.
 4. Multiple dwellings.
 5. Mixed use buildings containing -D.1, -D.2, -D.3 and/or -D.4 building types and accessory professional and technical offices as otherwise permitted.
- E. Bulk Standards. The following area, yard, coverage and other bulk standards shall apply to the Hudson Plaza Motel Redevelopment Area:
1. Tract requirements.
 - a. Maximum building coverage: forty percent (40%) of the tract.
 - b. Maximum impervious tract coverage: Eighty percent (80%).
 2. Principal use building requirements:
 - a. Maximum building height: Four stories and sixty-five (65) feet.
 - b. Minimum yard depth from all tract boundary lines: Thirty (30) feet.
 3. Accessory use requirements.
 - a. Maximum building height: One-story and twenty-four (24) feet.
 - b. Minimum yard depth from all tract boundary lines: Thirty (30) feet.

- c. Maximum accessory use building coverage: 5%
- F. Utilities and utility structure (Including, but not limited to transformers, switch boxes, and control boxes, excepting utility poles) shall be permitted in the yard or building setback area, whether the structures are above ground or below ground, as approved by the Planning Board, provided no such structure is taller than six (6) feet in height.
- G. Private decks, balconies, and patios shall be permitted to extend into any required setbacks above the ground floor, provided the encroachment is no greater than 6 feet.
- H. All bedrooms shall have at least one exterior window as a natural source of light.
- I. A common package delivery room shall be required for each building.

Provisions Applying to All Tracts in the Hudson Plaza Motel Redevelopment Area

- A. All development within the Redevelopment Area shall be serviced with public, potable water and sanitary sewer, along with electric, natural gas, telephone, and cable service. All new utilities shall be placed underground on the tract. Overhead utilities abutting the tract shall be placed underground to the extent feasible.
- B. Existing or relocated public utilities within the tract boundary shall be within easements located on privately-owned land in accordance with established protocols of the City of Bayonne and Hudson County.
- C. All of the principal and accessory uses will be located within the boundary of the City of Bayonne and will not encroach upon the land area of Jersey City.

Site Development Standards

- A. The regulations pertaining to site development standards shall apply to all development in the Hudson Plaza Motel Redevelopment Area. The Planning Board may grant exceptions from these standards, pursuant to *N.J.S.A. 40:55D-51*.
- B. Public Rights-of-Way. The existing public right-of-way of West 63rd Street shall be maintained, improved, or modified as required by NJDOT. Improvements shall include the repair, replacement, or installation of new curbing as appropriate and if feasible, improved left turn movements from the NJ-440 ramp. There is to be no street sidewalk installed due to the site's location along the NJ-440 on ramp.
- C. Vehicular Circulation and Parking. The following standards shall apply to the tract:
 - 1. The only vehicular access shall be from the West 63rd Street NJ-440 North on ramp via a private access drive.
 - 2. Parking standards and additional requirements:
 - a. Assisted living facilities shall provide one-quarter (.25) parking space per bed and 10 parking spaces for visitors.

- b. Senior housing development shall provide (0.8) parking space for every dwelling.
 - c. Long term care and skilled nursing facilities shall provide two (2) parking space for each bed.
 - d. Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces shall be integrated within proposed parking areas and indicated on the site plan.
- D. Fences, Walls, and Retaining Walls. Fence and wall design, layout, and materials, shall conform to §33-10.16, in addition to the following:
- 1. Fences and walls shall be composed of materials, colors, finishes, and/or design elements that are consistent with the architecture of the buildings and in accordance with the design vocabulary that is compatible and/or complementary of the design, style and character of the principal building. Chain-link fences shall be prohibited.
 - 2. Fences and walls shall be permitted to be located in front yard areas, provided that such shall not exceed a height of six (6) feet above grade and do not obstruct clean sight distance.
 - 3. Fences and walls shall be permitted to be located in the side and rear yard areas, provided that such shall not exceed a height of eight (8) feet above grade.
 - 4. Retaining walls shall be permitted in all yard areas and shall not exceed eight (8) feet in height. Fencing above retaining walls is permitted to be up to forty-eight (48) inches in height, or as required by *N.J.A.C. 5:23-2.14*.
 - 5. Orientation. The face or finished side of a fence or wall shall face the adjacent property. All supporting posts and cross-members shall face the property upon which it is located.
 - 6. Drainage. Fences and walls shall be constructed in a manner so as to permit the continued flow of natural drainage and shall not cause surface water to be blocked or dammed causing ponding, either on the property upon which such is located or on any adjacent lot or public right-of-way.
- E. Landscape Buffering and Screening.
- 1. Vegetated Residential Buffer. A planted vegetated buffer of a minimum of 30 feet shall be provided along the perimeter of the development where no vehicular entrances or exits are located. The buffer shall consist of a combination of trees, shrubs, and other landscape materials designed to screen views, soften the visual impact of the highway and ramp, and reduce noise and light impacts on the site.
 - 2. Utilities. External cooling facilities, electrical substation, generators and other equipment or support structures/mechanicals shall be visually screened from public

street rights-of-way and residential portions of the tract with opaque fencing or walls. The height of such fencing or walls shall equal the height of the structure. Notwithstanding this standard of buffering, clear sight distance for safe motor vehicle use shall be maintained.

3. Ground-mounted equipment. Vegetative screening (plant material) shall be provided around all external, ground-mounted mechanicals and equipment and shall have a minimum height of six (6) feet.
 4. Rooftop equipment. Rooftop equipment shall be fully integrated into the architecture and design of the roof and building. Rooftop equipment shall be architecturally screened and/or finished so as to be visually unobtrusive and be located in such a manner as to minimize its appearance as perceived from residential uses, residential zones, and public rights-of-way.
 5. Trash storage areas. Trash collection and storage shall be screened in such a manner as not to be visible from residential uses, residential zones, and public rights-of-way.
 6. Substations. All electrical substations shall be screened from adjacent major roadways and/or residential areas by opaque fencing to the degree feasible. Additional vegetative screening or planted buffering may be required as determined at site plan review
- F. Lighting. Lighting shall conform to §33-10.10, in addition to the following:
1. General. All outdoor lighting, excepting street lighting, should be coordinated as to style, material and color. All exterior lighting shall be designed, located, installed and directed in such a manner to prevent objectionable light at and across property lines.
 2. Street lighting. Street lighting shall conform to the City of Bayonne municipal street lighting standards or as approved by the City Engineer, unless superseded by NJDOT.
 3. Pedestrian lighting. In general pedestrian lighting should be building mounted at a height no greater than fourteen (14) feet. The minimum footcandle illumination should be 0.5 at grade level. Maximum footcandle illumination should not exceed 4.0 at grade level.
 4. Side and rear yard lighting. Lighting should only be proposed for security purposes and not exceed 0.25 footcandle at the property line.
 5. Height. The maximum height of freestanding light standards shall be 28 feet (including the footer) as measured from ground level.
 6. Color Temperature. External light color temperatures shall not exceed a color temperature of 3400°K and all external lamps shall have the same color temperature, excepting street lighting.
 7. The redeveloper may incorporate decorative lighting into the design of the building that is arranged in a manner to provide for a creative and artful effect.

- G. Signs. The following signs shall be permitted within the Redevelopment Area:
1. Wall Signs. Each principal building shall be limited to one (1) wall sign on each street frontage affixed to the principal elevation having a maximum sign area of one hundred-fifty (150) square feet. Such signs should be affixed flat to the façade.
 2. Temporary Development Signs. Once a redevelopment agreement has been signed by all relevant parties, the redeveloper shall be entitled to erect up to four 4' x 8' signs on the property conveying information concerning the redevelopment. Any and all such signs shall be removed with the issuance of the final certificate of occupancy or the installation of the main building sign, which shall occur first.
 3. Incidental Signs. Incidental signs shall not exceed two (2) sf. in area but shall not be limited in number.
 4. Sign Illumination. Illuminated signs shall comply with lighting standards found in §6.4. Front-lit channel letter signs, feather lit signs, and strip lighting are prohibited. Back-lit or halo-lit channel letters are permitted.
 5. Roof Sign. No roof sign shall be permitted within the Redevelopment Area, except that a single row channel letters affixed at their base to a projecting canopy over a first floor entrance no more than eight (8) inches in height and in total fitting within a rectangle not exceeding twenty (20) sf. in sign area shall be permitted.
 6. Directory Sign. Directory signs a size no greater than 4' x 6' shall be permitted to identify multiple tenants or uses within the site and shall be located at primary entrances or common pedestrian areas. For each building there will be no more than one freestanding directory sign. One direct sign per street frontage may be permitted. Illumination may be provided for such a sign.
 7. Sign Package. Upon submission of site plans for Planning Board approval, a sign package indicating the size, dimensions, location, illumination, material, and color of all permanent signs shall be provided. The sign package may be located on the site plan, architectural plan, or in a separate document. Proposed signs shall be consistent between all submitted materials. The content of the sign does not have to be submitted at the time of the Planning Board application.
 8. Public Art. Public art shall not be considered a sign.
- H. Refuse and Recycling Facilities.
1. Refuse and recycling facilities shall be provided to adequately accommodate each use and shall be provided either within the building being served or in nearby locations outside the building.
 2. Outdoor refuse and recycling facilities shall be screened from public view within and outside the development.

3. Any outdoor area provided for the collection and pickup of refuse and recyclable materials shall be adequately lit and shall be safely and easily accessible by residents and recycling personnel and vehicles.
 4. Collection vehicles shall be able to access refuse and recycling facilities without interference from parked vehicles or other obstacles.
 5. Any bins or containers which are used for the collection of refuse and recyclable materials, and which are located in outdoor refuse and recycling facilities, shall be covered and be equipped with signage indicating the materials to be placed therein.
- I. Stormwater Management.
1. A stormwater management plan and engineer's report shall be prepared for review and approval by the City Engineer and/or Redevelopment Engineer BMUA. Such plan shall comply with BMUA and NJDEP rules and regulations.
 2. Rain gardens, bioswales, stormwater treatment facilities and other best management practices related to stormwater management are encouraged to be incorporated into the site development plans if soil conditions can adequately accommodate the function of such features.
- J. Sustainable Design. All buildings shall demonstrate the project would meet the requirements to achieve a LEED (Leadership in Energy Efficient Design) Certified rating or greater. Actual LEED Certification and commissioning is not required.
- K. Utilities and Flood Hazard Protection.
1. Public water and sanitary sewer utility extensions as approved by the Bayonne Department of Municipal Services the BMUA, Hudson County, the Passaic Valley Sewerage Commission and/or NJDEP shall be provided. The designated redeveloper shall be responsible for the ownership, operation and maintenance of all sanitary, stormwater and water utilities serving a project, including connections and service fees, up to the City's main lines for such facilities. Where required by the City Engineer or Redevelopment Engineer, the redeveloper shall provide on-site sanitary sewage holding capacity during periods when the City's sanitary conveyance system is at capacity. The capacity and other design features of the required on-site sewage holding capacity shall be determined by the Bayonne Department of Municipal Services at the time of the application for development and may be waived in the future if the City has developed sanitary sewer infrastructure that negates the need for such storage.
 2. Development shall meet the minimum flood protection standards of Bayonne's Flood Hazard Prevention Ordinance, the Uniform Construction Code, the NJDEP Flood Hazard Area Control Act and the stormwater regulations in effect at the time of an application. Applicants are encouraged to exceed the minimum regulatory requirements in anticipation of the effects of climate change, including sea level rise and increased frequency/intensity of storms accompanying such effects.

3. Redevelopers seeking approval for development in the redevelopment area shall obtain "will serve" letters for public water, sanitary sewer, natural gas, and electricity from the public authorities, utilities, or other entities providing same prior to the submittal of an application for development or in the alteration, provide credible plans, documents, reports and studies demonstrating the means whereby such services will be provided for the development as proposed in the application.

Building Design Standards

- A. The main entrance of the building, or main building if more than one principal building, shall face the west to north ramp traversing W. 63rd Street to north Rt. 440.
- B. Parking between the main entrance and the ramp shall be prohibited for a distance of 100 feet on either side of the centerline of the entrance.
- C. All building façades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.
- D. All buildings shall contain a distinctive base, middle and top. High quality durable decorative materials shall be incorporated into the ground floor façade.
- E. Primary exterior building materials shall be modular brick, stone, three-part stucco, metal, glass or other similar durable materials. Aluminum siding, vinyl siding, artificial stone, thin brick and ply gem shall be prohibited.
- F. 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 eighty (80) feet without including a change in the vertical plane of the façade. This may be achieved through the use of pilasters, changes in material, building step-backs, and other façade recesses or projections.
- G. Application Renderings. A rendered perspective of the main elevation and a rendering of each proposed elevation shall be submitted as part of the site plan application. This shall provide sufficient detail of the proposed building along with the proposed color palette in order to determine adherence to the design requirements of the Redevelopment Plan.

Public Improvements

Public improvements may be required or proposed and shall be installed at the full expense of the designated redeveloper consistent with the design policies and standards that are contained within this Plan. The redeveloper is expected to install necessary public improvements on the property they control as well as abutting rights-of-way. No recapture of off-site improvement expenses from future development should be anticipated. However, nothing contained herein shall be construed to preclude the ability of the municipality or redeveloper from obtaining any governmental programs, grants, loans, or other financial support or incentives for public infrastructure improvements or other construction, or from the municipality to consider a recapture provision.

Relocation Provisions

There are no occupied residences located within the Redevelopment Area. For any relocation, the City will comply with the requirements of *N.J.A.C. 5:11* for relocation assistance in accordance with applicable law. Participation in relocation assistance by the designated redeveloper shall be as set forth in the Redevelopment Agreement.

DEVELOPMENT PLAN REVIEW AND APPROVAL

Concept Plan Required

Prior to any application for development that includes a new building or structure, the redeveloper shall submit a comprehensive, conceptual site plan, depicting the planned redevelopment for the entirety of the Redevelopment Area, to the Redevelopment Entity for review and approval. Once approved by the Redevelopment Entity, and found consistent with this plan, the conceptual site plan shall be appended to this redevelopment plan as an exhibit with which to determine consistency of any subsequent development applications. The Redevelopment Entity may delegate the consistency review to another agency or entity. Any amendment to the adopted conceptual plan shall require an amendment to this redevelopment plan. The conceptual plan shall indicate all uses, buildings, structures, parking, circulation, stormwater management and buffers for a consistency determination.

Application for Development

Preliminary and final site plan/subdivision applications for the project shall be submitted to the Bayonne City Planning Board for review and approval pursuant to state law and the Bayonne City Code Development Ordinance Chapter 33 and the Bayonne Zoning Ordinance Chapter 35. Applications shall be accompanied by such maps, documents, and materials in accordance with all relevant development application checklists. Applications may be submitted for the entire project or any number of phases, provided that all aspects of any proposed phasing, including phase configuration and location, and the timing and sequencing of phase development, shall be subject to Planning Board review, and will only be allowed if approved by the Redevelopment Entity as part of the concept plan consistency review.

Planning Board Review

- A. Site plan or subdivision review shall be conducted by the Bayonne City Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.
- B. An application requesting a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accordance with the public notice requirement set forth in N.J.S.A. 40:55D-12(a) and -(b).

Variances, Exceptions and Submission Waivers

Any plan approved by the Planning Board for redevelopment within the Hudson Plaza Motel Redevelopment Area, shall conform to use and other standards of this Redevelopment Plan. Variances

shall not be granted from “Use Regulations” or other mandatory components of this plan and any such deviations shall require an amendment to this redevelopment plan. Variances and design exceptions may be granted by the Planning Board from other standards contained in the remaining sections, herein, or within the City Code. Consideration of variances shall be undertaken pursuant to *N.J.S.A. 40:55D-70.c*. Consideration of exceptions shall be undertaken pursuant to *N.J.S.A. 40:55D-51*. Consideration of submission waivers shall be undertaken pursuant to *N.J.S.A. 40:55D-10.3*.

Effects 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 an agreement between the City and a redeveloper.

Acquisition of Property

No property is anticipated to be acquired in this plan, and condemnation is precluded by prior action of City Council.

RELATIONSHIP TO THE MASTER PLAN AND PLANS OF OTHER JURISDICTIONS

There are no significant relationships between this plan and the master plans of adjacent municipalities. However, consistency is apparent in the 2017 Bayonne Reexamination of the Master Plan, the City of Bayonne’s Master Plan, the North Jersey Transportation Planning Authority Connecting Communities Plan and the 2001 NJ State Development and Redevelopment Plan, as indicated in the following section.

2017 City of Bayonne Reexamination of the Master Plan

As required by *N.J.S.A. 40A:12A-7(d)*, the Hudson Plaza Motel Redevelopment Plan helps to achieve the Master Plan Goals and Objectives as expressed in the City of Bayonne ’s Master Plan, which was last re-examined in 2016.

This Redevelopment Plan is substantially consistent with the Bayonne Master Plan and its goals and objectives, specifically as they relate to providing senior citizens appropriate housing options such as independent living, assisted living, and skilled nursing facilities, and other 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 alternative housing options in an underutilized area and includes design standards to ensure contextually appropriate design.

Adjacent Municipalities

The Redevelopment Area is physically a short distance to the adjacent municipality of Jersey City; however, the redevelopment of this area poses no incompatibility with the residential land uses there or its Master Plan goals and objectives. While the proposed residential and combined

residential/skilled care uses are more intensive, the highway ramp provides adequate horizontal separation to reduce the effect of the difference in intensity. Furthermore, in the site plan review process, landscape buffering will be designed to provide a beneficial appearance to the neighboring residential area that will enhance the streetscape.

Jersey City 2021 Master Plan

Neighboring Jersey City shares several planning goals with Bayonne, including those to provide more varied housing options for seniors and especially those with disabilities, expressing directly:

Ensuring seniors' housing needs are met is and will be a very important priority in the future.

2016 Hudson County Master Plan Reexamination Report

Hudson County reexamined the 2002 Strategic Revitalization Plan and Master Plan in 2016. This Plan for the Redevelopment Area promotes goals and policies in the Counties 2016 Reexamination report. In particular, this Plan aligns with the following Land Use goals:

Goal #5 encouraging design and aesthetic standards creating a sense of unity in terms of building, street, sidewalk, and landscape design to enhance pedestrian areas and street frontages.

Goal #10 promoting energy efficiency and sustainable design of buildings.

North Jersey Transportation Planning Authority (NJTPA) 2025 Connecting Communities Plan

The Redevelopment Plan is consistent with the goals of the North Jersey Transportation Planning Authority 2025 Connecting Communities Plans as it relates to constructing dense housing in areas with easy access to transit.

2001 State Development and Redevelopment Plan

The State Planning Commission adopted and updated State Development and Redevelopment Plan ("State Plan") in 2025. The State Plan is organized around five Planning Areas. The Redevelopment Area is located within Planning Area 1 (PA1), the Metropolitan Planning Area, in which the following goals are established:

- Provide 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.

This Redevelopment Plan aims to advance the policy goals of the State Plan by providing for land uses and design standards that promote growth within the local and regional context of Bayonne City and the Metropolitan Planning Area. The regulations contained herein are intended to strengthen the City's commercial tax base while mitigating potential impacts to the surrounding community.

Consequently, this Redevelopment Plan is consistent with the goals and objectives and advances the purposes of the Master Plan of the City of Bayonne, the Master Plan of Jersey City, the Hudson County Master Plan, the NJTPA's Connecting Communities Plan and the State Development and Redevelopment Plan.