



HUDSON PLAZA MOTEL REDEVELOPMENT PLAN

CITY OF BAYONNE, NJ



City of Bayonne
Hudson Plaza Motel
Redevelopment Plan

190 West 63rd Street
Block 2, Lot 1

Prepared for:
City of Bayonne
Hudson County, New Jersey

Prepared by
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May 6, 2026

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 R-7 adopted on February 19, 2025, 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 2, Lot 1 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 planning consultant regarding findings from the Study, 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 December 9, 2025. The Planning Board recommended Block 2, Lot 1 be designated as an "Area in Need of Redevelopment" without the power of condemnation.

The City of Bayonne Council adopted Resolution No. R-9 on January 14, 2026, designating Block 2, Lot 1 as an area of redevelopment without the power of condemnation, and authorizing the Planning Board to prepare a redevelopment plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq.

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.

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C. REDEVELOPMENT PLAN AREA

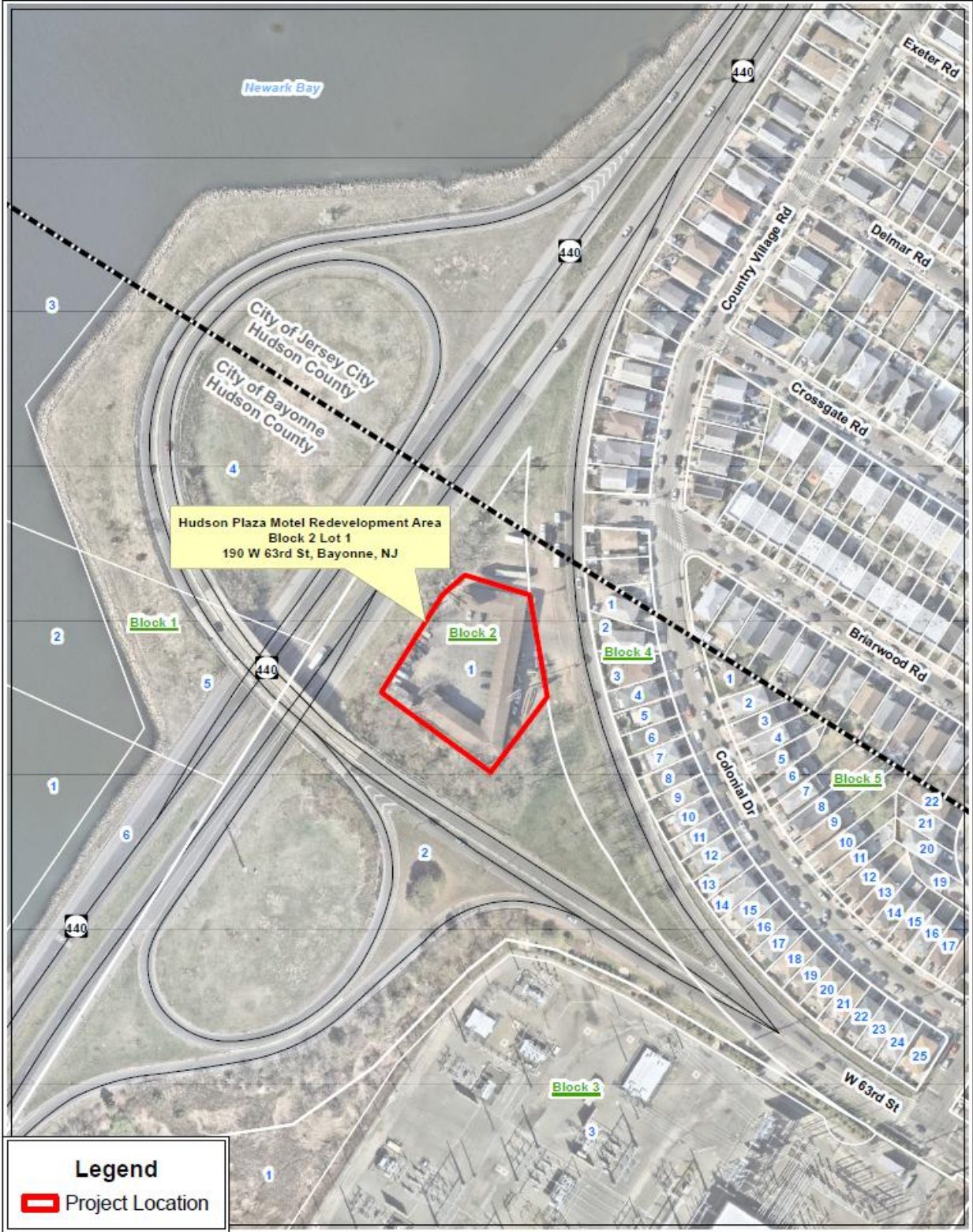
1. Site Description

The Redevelopment Area includes one (1) parcel, Block 2, Lot 1, on the City of Bayonne Tax Map. The Redevelopment Area is currently developed with a two-story motel, The Hudson Plaza Motel, and is commonly referred to as 190 West 63rd Street. The property that was studied and approved as an area in need of redevelopment is known as the Hudson Plaza Motel Redevelopment Area (the "Redevelopment Area"). The single parcel consists of approximately 0.95 acres.

The lot has street frontage along West 63rd Street and is adjacent to New Jersey Route 440. The Redevelopment Area is near the New Jersey Route 440 and Interstate 78 interchange.

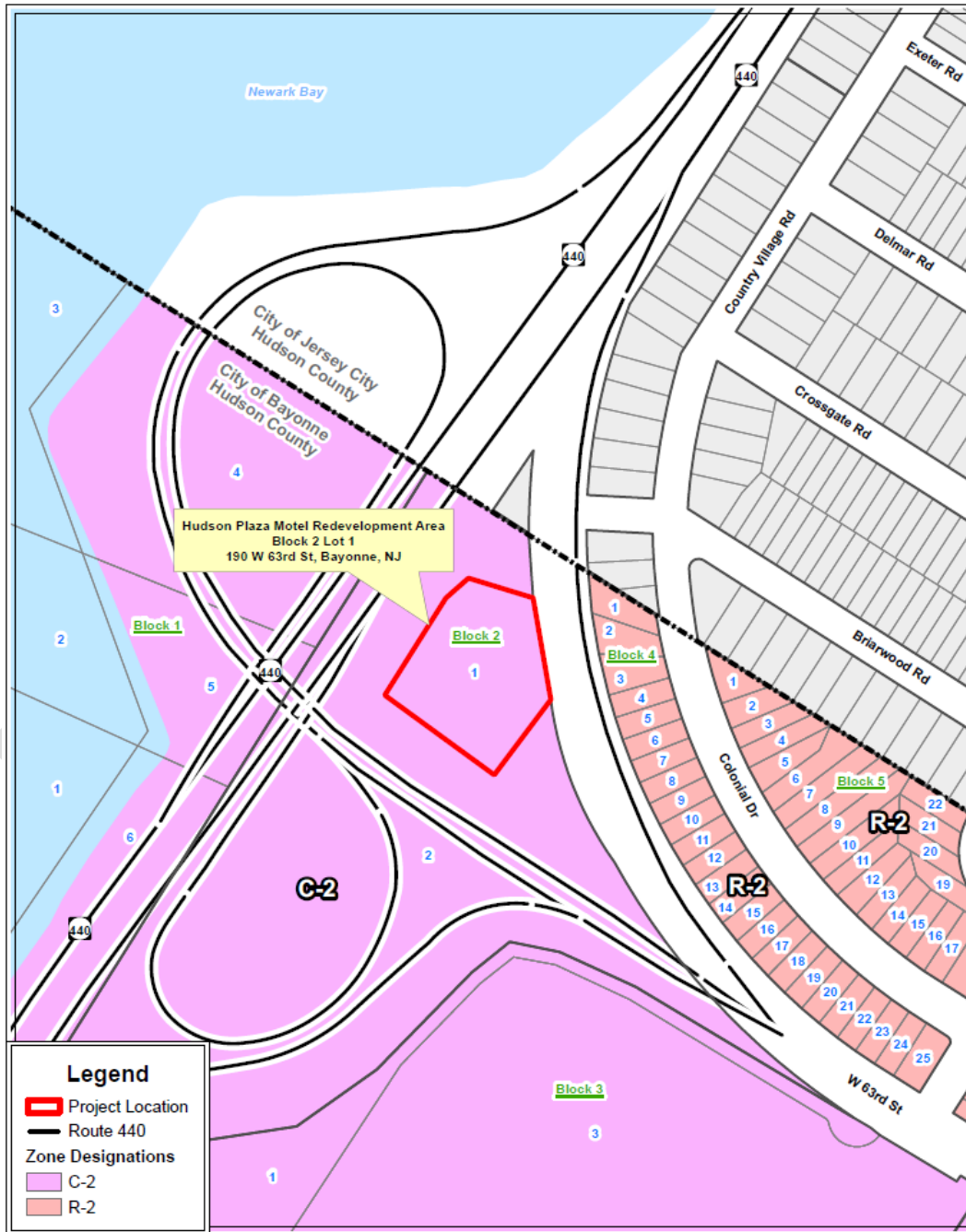


Block	Lot	Address	Acreage
2	1	190 West 63 rd Street	~0.95
TOTAL			0.95 acres



2. Surrounding Land Uses

The Redevelopment Area is located in the C-2 Community Commercial Zone District. The subject lot is surrounded predominantly by residential uses. To the east and northeast, across 63rd Street, the area is composed of a mix of one-family and two-family residential structures. Directly to the west, across Route 440, is Newark Bay. To the southeast, across West 63rd Street, is a PSE&G electrical substation. Areas to the west and southwest are comprised of NJDOT right-of-way.



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. Plan for an aging population by providing senior housing, care, and service options;
7. Incorporate appropriate indoor and outdoor amenities for residents of the community to utilize, as well as connection to adjacent parks, walkways, bike paths; and
8. 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:

- 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.

- Recognize the potential of selected vacant, underutilized or deteriorated properties for in-fill residential development.
- Promote the development of senior citizen housing that enables older residents to “age in place” including independent living, assisted living and congregate care housing.

Relevant recommendations outlined in Section 4 of the Reexamination Report include the following:

- Promote the development of stand-alone and integrated senior housing that enables older residents to “age in place” including independent, assisted and congregate care housing.

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.

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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

- A. Senior Living Facility, as defined herein
- B. Multifamily Residential
- C. Hotel
- D. Motel
- E. Off-Premises Sign
- F. Mixed-use containing any of any combination of the following components:
 1. Residential uses (multifamily residential and/or age-restricted housing and/or senior living facilities) above the base element of the mixed-use building. The residential uses listed above shall not be permitted on the ground floor of any mixed-use building but may be permitted on floors 2 through 17, inclusive.

2. Any one, or combination of, the following uses shall be permitted on the first, or ground floor:
 - a. Art Gallery.
 - b. Bar.
 - c. Brewery, limited.
 - d. Brewpub.
 - e. Café.
 - f. Cidery.
 - g. Commercial recreation, indoor.
 - h. Craft distillery.
 - i. Health club/wellness center.
 - j. Meadery.
 - k. Motel
 - l. Office, general.
 - m. Office, medical.
 - n. Personal sales and service establishments.
 - o. Recreation, indoor
 - p. Restaurant.
 - q. Retail sales.
 - r. Retail services.
 - s. Shared-work space.
 - t. Sidewalk café in accordance with §21-32 of the City of Bayonne Municipal Code.
 - u. Tavern.
 - v. Hotel
 - w. Senior Living Facility
3. In addition to being permitted as a ground floor use, the following uses or combination of uses shall be permitted above the ground floor:
 - a. Art gallery.
 - b. Civic use.
 - c. Health club/wellness center.
 - d. Office, general.
 - e. Office, medical.
 - f. Retail sales.
 - g. Retail services.
 - h. Shared-work space.
 - i. Motel

- j. Hotel
- k. Surgical center
- 4. In addition to the above, the following uses or combination of uses shall be permitted on the rooftop:
 - a. Restaurant.
 - b. Bar.
 - c. Café.
 - d. Tavern
- G. Age-restricted Housing
- H. Privately owned – Publicly available Community Space
- I. Any use that is currently on or permitted on the site, such as the existing outdoor advertising sign.
- J. Any combination of the above uses.

3. Permitted Accessory Uses and Structures

- A. Balconies and terraces for individual units and/or common use.
- B. Building murals, as regulated herein.
- C. Fences, street furniture, and walls.
- D. Leasing office.
- E. Parking, which may be structured parking, surface parking, mechanical parking, or subterranean parking (if conditions permit subterranean parking).
- F. Signs, On-Premises.
- G. Utilities, including rooftop solar panels, small wind energy systems and electric charging stations.
- H. Green infrastructure, including but not limited to, green roofs and rain gardens.
- I. Refuse enclosures.
- J. Outdoor seating at the ground level or second floor terrace associated with a café, sidewalk café, retail sales or retail service use meeting the following requirements:
 - 1. Serving food or drink to be consumed by the public at two or more tables, with not more than four chairs at each table, located within that portion of the sidewalk that lies within the area bounded by the public street, the principal façade and the imaginary perpendicular lines running from the outer edges of such principal façade to the public street; and
 - 2. Containing only readily removable tables and chairs, without portable and/or temporary railings and/or planters; and
 - 3. Unenclosed by fixed walls or ceilings, fences and removable barriers, umbrellas or other nonpermanent enclosures, exclusive of retractable awnings that are permanently affixed to the subject premises.
- K. Residential amenities and recreation facilities that are accessory to residential development and limited exclusively for the use and enjoyment of the residents of the development

(personal recreation facilities as defined herein), such as lounges, package rooms, fitness centers, game/party rooms, swimming pools, whirlpools, and multi-purpose rooms.

- L. Rooftop amenities, including enclosed rooms, covered open-sided areas, or uncovered open-air spaces, such as, by way of example, lounge, observation room, sundeck, recreation, seating, landscaping, community tables, dining areas, outdoor bars, game tables; corn hole, bocce, horseshoes, quoits, croquet, lawn bowling, corn hole or sack toss, mumblety-peg and similar outdoor games; food preparation, grilling stations and limited exclusively for the use and enjoyment of the residents and guests of the development.
- M. Restrooms for rooftop amenity space.
- N. Common Open Space and Recreation Space for residents and their guests.
- O. Uses that are customary and incidental to any principal uses and located on the tract as set forth herein.

4. Prohibited Uses

While all uses not expressly permitted in this Redevelopment Plan are hereby prohibited, the following uses are specifically prohibited:

- A. Shops which offer for sale firearms and/or ammunition.
- B. Gold purchasing stores.
- C. Check cashing establishments.
- D. Adult-oriented cabarets.
- E. Motor fueling stations.
- F. Industrial uses.
- G. Drive-throughs.
- H. Massage parlors not part of beauty parlors or fitness centers.
- I. Smoke and vaping shops.

5. Area and Bulk Requirements

The bulk regulations set forth herein are intended to be form-based in nature. The intent is to regulate the physical form, design, and placement of buildings, rather than regulating the intensity of use therein. The focus shall be on the physical form and relationship to the public realm. In the interest of optimizing design flexibility and architectural creativity, building mass and scale shall be controlled by height and setback requirements. Controls related to the interior of the space, such as floor area and density, are contrary to the intent and purpose of form-based zoning and shall not be required. Intensity of use controls shall be established through conventional mechanisms such as parking ratios and water/sewer demand.

- A. Maximum Building Height: 17 stories¹ / 218 feet to top of structure
- B. Maximum Lot Coverage: 98%²

¹ The parking podium shall count as one (1) story regardless of the number of parking levels therein; and further provided that the height of the parking podium shall not exceed 35 feet (as measured vertically from the roof of the garage to the sidewalk in front of it).

² The percentage of lot area covered by a green roof, designed in accordance with the standards herein, shall offset lot coverage at a ratio of one square foot of green roof to one square foot of lot coverage.

- C. Minimum Building Setbacks
 - 1. From street lines: 5 feet (NJDOT requirements shall supersede, if any)
 - 2. From other lot lines: No requirement
- D. On-Premises and Off-Premises Signs shall be permitted to retain existing dimensions (height of sign and dimensions/area of display panels) and setbacks, and further provided that such sign(s) shall be permitted to be converted to multimessage LED display subject to state requirements and shall be permitted to be relocated onsite.
- E. All existing structures and uses shall be considered permitted and considered conforming. No variance relief shall be required if the existing use or structure are expanded upon. Only full demolition resulting in new structures or uses shall conform to this Redevelopment Plan.

6. Parking Requirements and Design Standards

- A. Minimum off-street vehicular parking requirements
 - 1. Residential: 1.0 space per unit
 - 2. Nonresidential, below 2,000 square feet: No requirement
 - 3. Nonresidential, above 2,000 square feet:
 - a. Retail and personal service establishments: 1.0 space per 300 square feet
 - b. Offices: 1.0 space per 400 square feet
 - 4. Community Space: No requirement
 - 5. Age-restricted housing: 0.5 spaces per unit
 - 6. Senior Living Facility:
 - a. Independent Living Units: 1.0 space per unit
 - b. Assisted Living Units: 0.5 spaces per unit
 - c. Memory Care Units: No requirement
- B. 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.
- C. 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.
- D. Minimum Off-Street Bicycle Parking.
 - 1. Residential: 0.5 spaces per dwelling unit
 - 2. Nonresidential: 1.0 space per 3,000 square feet of nonresidential floor area
 - 3. A minimum of fifty percent (50%) of the required number of bicycle parking spaces shall be provided in an indoor location and/or storage room. 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.

- E. 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.
- F. 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.
- G. Barrier-free designated parking shall be provided in accordance with the Barrier Free Sub-Code, N.J.A.C. 5:23-7.
- H. Electric vehicle parking shall be provided in compliance with P.L. 2021, Ch. 171 and the NJDCA Model EV Ordinance.
- I. 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.
 - 2. Standard parking stalls shall be a minimum of 8 feet wide by 18 feet deep
 - 3. Compact parking stalls shall be a minimum of 7 feet 4 inches wide by 16 feet deep.
 - 4. Parallel parking stalls shall be a minimum of 8 feet wide by 20 feet deep.
 - 5. Tandem spaces shall be a minimum of 9 feet by 36 feet. A maximum of thirty-five percent (35%) of the off-street parking spaces may be compact-sized.³
- J. Parking spaces with charging equipment for electric vehicles shall be located to the extent feasible closest to an entrance or exit to the parking structure, but consistent with the need to provide barrier free parking spaces near internal access to habitable areas of the building(s), which shall take precedence over this requirement.
- K. Parking spaces with charging equipment for electric vehicles shall have specialized sprinkler heads known as Early Suppression, Fast Response (ESFR) sprinklers installed above the electric vehicle spaces for firefighting purposes.
- L. Loading. A loading zone shall be located within the building, if feasible. If internal loading is not feasible, one external loading area shall be located on the street provided authorization is granted by City Council. If a loading zone cannot be located within the building, and authorization is not granted by City Council, the requirement of a loading zone is waived and no space shall be required and no relief for same shall be required
- M. Driveway Access/ curb cuts
 - 1. A maximum of one (1) two-way access driveway shall be permitted
 - 2. In lieu of the above, a maximum of two (2) one-way driveways (ingress and egress) shall be permitted.
 - 3. No driveway access shall be permitted directly to Route 440.
 - 4. Minimum curb cut width: 12 feet

³ Tandem and Parallel regulations under this Section shall not apply to Mechanical Parking.

N. Parking Structures

1. Off-street parking shall be provided within the principal building.
2. Parking structures shall be used for passenger vehicle parking only, with no vehicle sales, dead storage, dismantling, or vehicle servicing of any kind permitted. Auto-share is permitted. This shall be enforced through an appropriate enforceable legal mechanism.
3. Parking structure roofs may be landscaped and/or utilized for open space and recreation facilities.
4. Parking structures shall have adequate security provisions.
5. Parking structures shall utilize active ventilation, not passive ventilation.
6. Drive aisle widths in parking structures shall conform the following table:

Angle of Parking Space	One-Way Aisle (in feet)	Two-Way Aisle (in feet)
90°	22	22 (not including elements needed for structural support)
75°	17.75	22
60°	14.5	20
45°	13	20
30°	12	20

7. Building and Streetscape Design Standards

- A. Intent and Purpose of the Design Standards. The intent and purpose of the design standards for the Hudon Plaza Motel Redevelopment Area is to produce a development that is complementary to the area in terms of use and design.
- B. Building Mass. 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 area.
- C. Streetscape Objective. The streetscape design is intended to create a pedestrian friendly frontage that will encourage greater foot traffic and social interaction in the neighborhood for new and existing residents and visitors.
- D. Building Design
 1. The design of the building and landscaping within the Redevelopment Area shall be considerate of the site's prominent location at a highly visible location.
 2. One residential lobby shall be permitted
 3. All building façades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.
 4. All buildings shall contain a distinctive base, middle and top.
 5. Blank or featureless walls shall be avoided, and repetition should be limited.
 6. High quality durable decorative materials shall be incorporated into the ground floor façade along street frontage.
 7. Primary exterior building materials shall be brick, stone, stucco, metal, glass, and/or thin brick (including thin-brick systems) in no contact areas and/or other similar durable materials. Aluminum siding, vinyl siding, artificial stone, and ply gem shall be prohibited.

8. All buildings shall be designed to front on streets in order to create a street wall consistent with good urban form and design principles. Buildings shall be oriented towards the street to contribute to the overall liveliness of the pedestrian environment, particularly where building lots front on multiple streets.
9. All buildings shall provide a main entrance onto a street. Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs, or any other indicator consistent with the design, proportions, material and character of the adjacent areas shall be encouraged.
10. Additional features such as canopies, awnings, and cornices are encouraged to create a sense of place. Any projection encroaching on to the public right of way shall require Municipal Council approval.
11. Building projections, appurtenances, and architectural features shall be permitted to extend up to four feet into the right-of-way if permission is received from the Municipal Council. By way of example, this may include, but not be limited to, columns, cornices, vestibules, stoops, steps, canopies, balconies, and similar projections.
12. All buildings should include sound attenuation measures between units and along street-facing edges.

E. Residential Unit Requirements

1. All bedrooms and living rooms are required to have a window to allow for light and air.
2. 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")
3. Each unit shall contain basic amenities such as washer and dryer unit and capability for cable television/internet utility connections.
4. A common package delivery room shall be required for each building within the Redevelopment Area.
5. Universal Design. Universal Design principles should be integrated into the design of residential units and common spaces to ensure long-term accessibility, comfort, and adaptability for residents of all ages and abilities. 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.

F. Commercial Storefront Design

1. The portion of the ground floor frontage where the commercial use is located should be designed in accordance with the following guidelines:
 - a. Storefront façade between two and eight feet in height shall be comprised of clear windows that allow views of indoor space or product display areas. This standard shall not apply to medical uses, in the interest of patient privacy.
 - b. Real or apparent columns of brick, stone or steel should be used to divide sections of the storefront in order to create vertical proportions.
 - c. The storefront should be composed of real brick and stone, tile, real stucco, Hardiplank, or thin-brick systems.

- d. Color palettes should use traditional and durable colors such as, but not limited to, tan, terra cotta, brick red, dark green, black and various brown-grays to complement the brick and stone facades of existing historic buildings in Bayonne. Overly bright, garish colors are to be avoided. Generally, two or three primary materials and colors and two or three accent colors should be selected. The base or field color should be the predominant color applied to the walls and major surfaces. Accent color should be used for trim, hardware, doors, etc. The use of too many colors should be avoided.

G. Streetscape Design

1. Due to the location of the Redevelopment Area there may be certain streetscape design limitations, in the event that a Redeveloper is unable to comply with any portion of this section, those requirements are hereby waived, and Redeveloper shall have no obligation to seek variance or design exception relief. With that being said, the following are the proposed streetscape recommendations for the project.
2. 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.
3. Street trees shall be placed in trees cells spaced 30 to 40 feet apart or in lieu of street trees, planters as indicated below.
 - a. Street trees. Given the narrowness of the space, a flush tree grate shall be used. A small or mid-size tree at maturity and a columnar variety shall be used. Such trees shall be native or native-adaptive species that are hardy, drought tolerant and able to thrive in an urban environment.
 - b. Planters. Planters may be used in lieu of the installation of street trees or in conjunction with some street trees at half the same spacing as required for street trees. Planters should be 18 – 24 inches wide, 36 – 48 inches long and 24 - 36 inches tall, depending on the specific conditions of the design. Planters should be filled with native or native adapted shrubs, grasses or flowers that can thrive in an urban environment inside such a receptacle. A regular means of watering the planter boxes shall be employed and approved as part of the site plan application by the Planning Board.
4. The portion of the sidewalk between the street trees and/or planters and the front wall of the building shall be as wide as possible given the physical constraints of the streetscape.
5. Sidewalk design utilizing pavers or decorative scoring is encouraged.
6. General requirements
 - a. 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, to the greatest extent practical.
 - b. Sidewalks should be designed to be safe for pedestrians, those with mobility issues and individuals in wheelchairs. They should be wide, level, non-slip, and include shaded places for rest.
 - c. Where practical, curb transitions and driveway crossings could be designed to reduce abrupt changes in grade.
 - d. Streetscape improvements should be well-lit, and drastic changes in building material contrast should be avoided.

- e. Multi-sensory wayfinding for the vision and hearing impaired should be included in sidewalk and streetscape design.
 - f. Pedestrian safety improvements should be located near adjacent street crossings, such as high-visibility crosswalks, countdown signals, refuge features, or extended crossing times where appropriate.
- H. Fences and Walls
- 1. Fences and walls shall not be permitted between the building and the right-of-way or along street lines.
 - 2. Fences and walls shall be permitted along the rear property line only at a maximum height of six (6) feet.
 - 3. Fences shall be commercial or industrial grade powder-coated metal picket and freestanding walls shall be masonry consistent with the architectural elements of the principal building.

8. Lighting

- A. Due to the location of the Redevelopment Area there may be certain lighting design limitations, in the event that a Redeveloper is unable to comply with any portion of this section, except those for street lighting, those requirements are hereby waived, and Redeveloper shall have no obligation to seek variance or design exception relief. With that being said, the following are the proposed lighting recommendations for the project.
- B. 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.
- C. Street lighting. Street lighting shall conform to the City of Bayonne municipal street lighting standards or as approved by the City Engineer.
- D. Pedestrian lighting. In general, pedestrian lighting should be building mounted at a mounting height no greater than fourteen (14) feet. The minimum footcandle illumination in the Clear Zone should be 0.5 at grade level. Maximum footcandle illumination should not exceed 4.0 at grade level.
- E. Side and rear yard lighting. Lighting should only be proposed for security purposes and not exceed 0.25 footcandle at the property line.
- F. Lamps shall emit a color temperature between 2800°K and 4000°K with a minimum color rendering index of seventy (70) or higher.
- G. 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.

9. Landscaping

- A. Due to the location of the Redevelopment Area there may be certain landscape limitations. In the event that a Redeveloper is unable to comply with any portion of this section, those requirements are hereby waived and Redeveloper shall have no obligation to seek variance or design exception relief. With that being said, the following are the proposed Landscape Standards for the project.
- B. Street trees shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- C. It is recommended that at least two different species of deciduous trees be installed.

- D. Plantings such as shrubs, flowers, or trees shall be used to accent entrances, arcades, sidewalks, communal plazas, communal rooftops and communal terraces. Such accent plantings shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- E. 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.
- F. Except as otherwise modified, the plant material used in the Redevelopment Plan area shall conform to ANSI Z60.1.
- G. All plantings shall be maintained by the Redeveloper and subsequent property owners. Publicly accessible areas and areas within view of the public right-of-way shall be maintained with automated watering systems to be furnished and maintained by the Redeveloper and subsequent property owners.
- H. Plant material installed in the public right-of-way shall be guaranteed by the Redeveloper for a period of two years.
- I. A planting schedule shall be provided by the Redeveloper and approved by the Planning Board.

10. Signage

- A. Residential Signage. Residential signage shall be limited to one architectural wall sign for each street frontage affixed to the principal elevation or entry canopy, having a maximum sign area of 100 square feet. Such sign may be affixed flat to the façade or face of canopy or be a perpendicular projecting sign extending no more than three (3) feet from such façade, provided Municipal Council approval for the overhang into the right-of-way is obtained.
- B. Commercial Signage. Each commercial tenant of any mixed-use development shall be permitted one architectural wall sign affixed to the storefront having a maximum sign area of no greater than forty (40) square feet. If the commercial use occupies the corner with storefront on two streets, two signs shall be permitted, one facing each street, provided the message is the same on both signs.
 - 1. Residential Signage. Residential signage shall be limited to one architectural wall sign for each street frontage affixed to the principal elevation or entry canopy, having a maximum sign area of 100 square feet. Such sign may be affixed flat to the façade or face of canopy or be a perpendicular projecting sign extending no more than three (3) feet from such façade, provided Municipal Council approval for the overhang into the right-of-way is obtained.
 - 2. Commercial Signage. Each commercial tenant of any mixed-use development shall be permitted one architectural wall sign affixed to the storefront having a maximum sign area of no greater than forty (40) square feet. If the commercial use occupies the corner with storefront on two streets, two signs shall be permitted, one facing each street, provided the message is the same on both signs.
- C. Freestanding and roof signs shall be prohibited, except for directional signs at driveway entrances and exits (not to exceed 4 square feet in area and 4 feet in height).
- D. Additional signage, such as decorative banners, canopies, and awnings are encouraged to create a sense of place, subject to the approval of the Planning Board.
- E. Temporary signage, subject to approval of the Planning Board in compliance with ADA regulations shall be approved by the City Engineer

- F. On-Premises and Off-Premises Signs shall be permitted to retain existing dimensions (height of sign and dimensions/area of display panels) and setbacks, and further provided that such sign(s) shall be permitted to be converted to multimessage LED display subject to state requirements, and shall be permitted to be relocated onsite.
- G. All signage should be high contrast with clear typeface for people with vision and cognitive impairments.

11. Open Space and Recreational Facilities

- A. A minimum of twenty-five percent (25%) of the tract area shall consist of Open Space and Recreation Facilities (both indoor and outdoor), or leisure time space. This may include yard area, common roof terraces and common balconies.

12. Public Art

- A. Displays of public art are encouraged in the Redevelopment Area.
- B. Displays of public art and/or design of murals are subject to approval by the Planning Board and Municipal Council.

13. 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.. Container plantings shall not be considered green roofs, which are intended to serve a distinct ecological function of thermal reduction (heat island effect), energy conservation, water management, carbon absorption, and habitat.
- E. Provisions for non-polluting and renewable energy systems such as solar, wind, geothermal, low-impact hydro, biomass, and biogas strategies are encouraged throughout the entire redevelopment.

14. Climate Resiliency Standards

- A. All buildings and infrastructure shall be constructed in compliance with the New Jersey Department of Environmental Protection (NJDEP) Resilient Environments and Landscapes (REAL) rules, including the Climate-Adjusted Flood Elevation (CAFE) requirements.

- B. Development within identified risk zones shall demonstrate the use of all reasonable measures to avoid or mitigate tidal flooding expected within the life of the project.
- C. Underground utilities, parking structures, and mechanical vaults shall utilize dry floodproofing techniques, including reinforced structural walls and watertight seals, to prevent saltwater infiltration and other related failures.
- D. Building designs should incorporate shade trees, green roofs, cool roofs or paving, and deep overhangs to mitigate the urban heat island effect and address the increasing frequency of high heat events.
- E. On site drainage systems should utilize bioretention, permeable surfaces, rain gardens, and oversized detention infrastructure to accommodate the shift toward high intensity rainfall.
- F. Backup generators or battery storage systems should be utilized to maintain critical functions, including elevators, emergency lighting, and cooling centers, during extended outages.
- G. Outdoor public spaces should feature misting stations, shaded seating, and hydration points, utilizing high albedo surfaces to actively lower ground level temperatures.
- H. Landscaping materials should prioritize New Jersey native, heat tolerant, and salt tolerant species to ensure survival against drought and salt spray from Newark Bay.
- I. External envelopes should employ wind resistant facades, corrosion resistant metals, and impact rated glazing designed to withstand intensifying storms.
- J. Building envelopes should utilize passive cooling strategies, such as cross ventilation and high performance insulation, alongside heat pump ready HVAC systems to maintain habitable temperatures during mechanical failures.

15. Trash/Recycling

- A. All trash, recycling and refuse storage shall be fully enclosed and screened within the building or, if outside, within a minimum 6' enclosure of masonry construction on all four sides of said enclosure.
- 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.

16. 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, or underground, 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.

17. Additional Performance Standards

- A. Traffic Signals. One traffic signal abutting the Redevelopment Area must be fitted with signal preemption for emergency vehicles. At the request of the Redeveloper, the City shall, at the Redevelopers expense, provide for the installation of necessary equipment to accomplish such signal preemption for emergency vehicles at the signalized intersections, if any. The equipment specifications are on file with the Superintendent of the Police & Fire Signal Communications Unit. This shall not be required if existing in lights abutting the Redevelopment Area.

- B. Residential Parking Permit Program. No residents in the multifamily development shall be eligible for the City's on-street Residential Permit Parking Program. This restriction shall be set forth in each lease agreement as well as a notice of this restriction posted on the interior of the building in a conspicuous location.
- C. Environmental Remediation. The designated Redeveloper of the Redevelopment Area shall be responsible for any and all environmental regulatory compliance in accordance with New Jersey Department of Environmental Protection (NJDEP) requirements for property acquired by the Redeveloper.

18. Phasing Plan

The phasing plan shall be reviewed and approved by the Land Use Board to illustrate consistency with the redevelopment agreement.

19. Traffic Study

The Redeveloper shall provide a Traffic Study, which includes the potential on-street parking impact of the Redevelopment Area on West 63rd Street at the time of the site plan hearing before the Planning 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 mixed-use development 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 2, Lot 1, which is located in the Hudson Plaza Motel Redevelopment Area. The City of Bayonne City Council adopted Resolution No. R-9 on January 14, 2026, designating Block 2, Lot 1 as an area of redevelopment without the power of condemnation. 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 borders Jersey City to the north. The Redevelopment Area in the northwestern 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 redevelopment.

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 2026, 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 Hudson County Master Plan establishes a framework for sustainable growth that directly supports the development of senior housing. With the County's older adult population increasing as the Baby Boomer generation reaches retirement age by 2030, there is a clear need for housing that allows residents to age in place. Current trends indicate a significant demand for smaller units and transit-oriented development to maintain mobility and independence. This Redevelopment Plan aligns with the County's goals for affordable housing production and the revitalization of urban areas to create inclusive, multigenerational communities. By providing dedicated senior residential

options near multimodal transportation, this project advances the County's vision for equitable development and community resilience.

Additionally, the Hudson Plaza Motel Redevelopment Plan is consistent with the following goals and objectives from the 2016 Hudson County Master Plan Reexamination Report:

HOUSING ELEMENT:

Goal 4: To develop housing and related services for people with disabilities.

- **Objective 4b:** Encourage new developments and rehabilitation of existing housing units to incorporate elements of Universal Design.

LAND USE ELEMENT:

Goal 1: To integrate land use planning with transportation of all modes, with a particular focus on pedestrian and bicycle accessibility and major activity hubs.

- **Objective 1b:** Encourage the location of commercial and residential development, especially mixed-use, near existing or proposed transit corridors.

Goal 10: To minimize the negative effects of development and redevelopment on the natural and built environments and to discourage development on environmentally sensitive areas.

- **Objective 10c:** Promote energy efficient buildings and healthy communities through LEED-ND principles, trees, signage, and other structures.
- **Objective 10d:** Establish design standards and building codes for new construction and rehabilitation projects that will protect structures against sea level rise.

3. New Jersey State Plan and Redevelopment Plan

The Redevelopment Area is mapped within the Metropolitan Planning Area PA 1 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, and a comprehensive update was adopted in 2025. 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 investment in passenger rail service in the Metropolitan Planning Area is represented by over 130 stations on heavy rail, rapid transit, and light rail lines.

The State Plan emphasizes the importance of providing a variety of housing types to meet the needs of all residents, including senior citizens and those with special needs. By introducing senior housing, this Redevelopment Plan supports the State Plan goal to provide adequate housing at a reasonable cost in areas with established infrastructure. This development model stabilizes older communities by offering residents the opportunity to age in place within a walkable, transit-rich environment. This Redevelopment Plan is consistent with and will reinforce the goals and objectives of the State Development and Redevelopment Plan.

4. New Jersey State Plan on Aging

This Redevelopment Plan is consistent with the New Jersey State Plan on Aging for 2025 through 2029, which serves as the strategic roadmap for the State's aging service network. The project directly advances the State Plan's central goal of facilitating aging in place by providing the residential infrastructure necessary for older adults to remain in their communities with dignity and independence. As the statewide population over the age of 65 continues to grow, having increased by 22 percent over the past decade, the State Plan emphasizes the importance of developing age-friendly practices and removing barriers to essential services. By integrating housing with accessible design, this plan aligns with state initiatives like the Congregate Housing Services Program, which coordinates personal assistance and meals for seniors in residential settings. Ultimately, the proposed development supports the State's vision of a comprehensive framework that addresses the evolving needs of New Jersey's older residents through targeted, inclusive growth.

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. All development within the Redevelopment Area must conform to this Plan's provisions, including permitted land uses and bulk regulations, unless variance relief or deviation requests are requested according to Section H.3 – "Deviation Requests" of this Plan.
- E. Implementation of this Plan shall comply with the requirements of the Local Redevelopment and Housing Law (LRHL).
- F. The City and designated Redeveloper shall cooperate to effectuate the Plan consistent with LRHL standards.
- G. A Technical Review Committee meeting shall take place within 45 days of the memorialization of an approved resolution. Failure to schedule such meeting within those 45 days shall enable the Redeveloper to proceed directly to site plan submission.
- H. 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.
- I. 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.
- J. 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.
- K. 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.

Age-restricted unit - a housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that: 1) the resident(s) of the development wherein the unit is situated are 62 years of age or older; or (2) the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607

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 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 parapets, roof-mounted mechanical equipment or other rooftop structures such as elevator/stairway bulkheads, including structures used for Recreation Facilities, provided that 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.

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.

Hotel - An establishment providing lodging, meals, and other services for travelers and tourists

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.

Motel – An establishment providing lodging and parking for travelers, typically designed with direct access from the parking area to the guest rooms and situated near a major highway.

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, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space; provided that such areas may be improved with buildings, structures, streets, and off-street parking and other improvements that are designed to be incidental to the natural openness of the land.

Outdoor Seating, 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.

Privately Owned Public Community Space, Indoor – A room or rooms in an enclosed space which is privately owned but used for non-profit, public purposes. Such uses may include, but not be limited to, libraries, performance space, event space, space for art exhibits, book exchange centers, public use computer center, artisan spaces, classrooms for adults and children, indoor recreation and similar uses jointly programmed by the municipality and building owner.

Recreation Facility – 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.

Senior Living Facility - shall mean a facility which includes Independent Living Units⁴ and Assisted Living/Memory Care units licensed by the State of New Jersey to provide residency for eligible senior citizens, each as defined below, together with support uses and services such as, but not limited to, dining rooms, kitchens, exercise rooms, living rooms, multipurpose rooms, theaters, libraries, pubs/bistros, coffee shops⁵, salons and studios, laundry rooms, offices, exam rooms, nursing stations, mail rooms, indoor and outdoor recreation, surface and structured parking, and other uses and services customary and incidental to a senior living facility.

- **Independent Living Units (IL)** - shall mean a non-licensed dwelling unit which contains living, sleeping, kitchen and sanitary facility accommodations, where all residents are capable of living independently without continuing medical or physical assistance exceeding the levels defined by the operator of the senior living facility, and where residents dine either privately and/or in a communal dining area.
- **Assisted Living Units (AL)** - shall mean a dwelling unit which contains living, sleeping and sanitary facility accommodations, where residents meet the requirements for assisted living residences as defined by the State of New Jersey, thereby requiring assistance in normal daily living activities between independent living and nursing care.
- **Memory Care Units (MC)** - shall mean residential facilities within a senior citizen housing community providing housing and care to individuals with Alzheimer's and other forms of dementia and memory impairment. Memory care units will primarily be occupied by senior citizens but may also be occupied by early onset residents of any age.

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.

Sign, On Premises - a sign located on the same property where a business, activity, or service is conducted. It identifies the establishment, its products, or services rather than advertising general, off-site products (see Sign, Off-Premises defined below)

Sign, Off-Premises - a structure used for communications, messages, and free speech, including by way of example public service announcements and advertisements of places, products, services, or activities that are sold, produced, furnished, or occurring at locations other than the property on which the sign is located; also commonly known as a billboard.

Story - That portion of a building included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between the floor and ceiling next above it. The floor of the first story of a building shall not be more than 6 feet above the 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 not be counted as a story unless it contains residential dwellings. Architectural embellishments, mechanical equipment enclosures, elevator

⁴ A senior living facility shall be permitted to not include Independent Living Units, at the sole discretion of the redeveloper. In other words, there shall be no mandate that a senior living facility include Independent Living Units, however Independent Living Units shall be permitted as part of a senior living facility, at the sole discretion of the redeveloper.

⁵ Coffee shops that are part of a senior living facility shall be permitted to be open to the general public, without being deemed a second principal use on the property, in the interest of integration and enabling residents of the facility to interact with the general public.

penthouses and rooftop structures and improvements shall not be counted as a story. Rooftop amenity rooms shall not be counted as a story, unless they cover more than 50 percent (50%) of the rooftop surface. The parking podium shall count as one (1) story regardless of the number of parking levels therein; and further provided that the height of the parking podium shall not exceed 35 feet (as measured vertically from the roof of the garage to the sidewalk in front of it).

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.

Surgical Center – A surgical center, also known as an Ambulatory Surgery Center (ASC), is a healthcare facility that provides outpatient surgical procedures. This means that patients typically go home the same day as their surgery

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.

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.

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. RESOLUTIONS

Agenda No. R-7

On the motion Council President LaPelusa
Seconded by Council Member Perez

MUNICIPAL COUNCIL OF THE CITY OF BAYONNE

RESOLUTION NO. 25-02-19-076

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY LOCATED AT 190 WEST 63RD STREET AND KNOWN AS BLOCK 2, LOT 1 WITHIN THE CITY CONSTITUTES A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND AUTHORIZING THE PREPARATION OF A REDEVELOPMENT PLAN FOR THE PROPERTY

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

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

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

WHEREAS, the Mayor and Municipal Council consider it to be in the best interest of the City to have the Planning Board of the City (the “Planning Board”) conduct such an investigation to determine if a certain property located at 190 West 63rd Street which property is identified as Block 2, Lot 1 as shown on the official Tax Map of the City (the “Property”), constitutes a non-condemnation “area in need of redevelopment”; and

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

WHEREAS, the preliminary investigation will be designed to evaluate the area to determine whether designation of the Property as a non-condemnation “area in need of redevelopment” is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5; and

WHEREAS, the Municipal Council further desires that to the extent that the Planning Board determines that the Property constitutes an area in need of redevelopment, that the Planning Board prepare a redevelopment plan for the Property (the “Redevelopment Plan”).

NOW THERE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AS FOLLOWS:

Section 1. The Planning Board is hereby directed to conduct a preliminary investigation to determine whether the aforementioned Property, or any portions thereof, constitute a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5.

Section 2. The Planning Board is hereby directed to study the area known 190 West 63rd Street, Block 2, Lot 1; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and to draft a report/Resolution to the Municipal Council containing its findings.

Section 3. The results of such preliminary investigation shall be submitted to the Mayor and Municipal Council for review and approval in accordance with the provisions of the Redevelopment Law.

Section 4. To the extent that the preliminary investigation determines that the subject Property meets the statutory criteria to be deemed a non-condemnation area in need of redevelopment, the Planning Board is further directed to prepare a Redevelopment Plan for the subject Property.

Section 5. This Resolution shall take effect immediately.

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

A TRUE COPY

Madelene C. Medina

CITY CLERK

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 26-01-21-101**

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 190 WEST 63RD STREET AND DESIGNATED AS BLOCK 2, LOT 1 AS A NON-CONDEMNATION AREA PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE TO PREPARE A REDEVELOPMENT PLAN

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

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

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

WHEREAS, on February 19, 2025, the City Council of the City of Bayonne adopted a resolution which authorized and directed the Bayonne Planning Board to undertake a preliminary investigation to determine whether certain property located at 190 West 63rd Street, identified as Block 2, Lot 1 on the Bayonne Tax Map (the “Property”), may be designated as a non-condemnation “area in need of redevelopment” in accordance with the provisions of the LRHL; and

WHEREAS, the Planning Board has undertaken its preliminary investigation, prepared the necessary report and map of the study area and conducted a public hearing on December 9, 2025; and

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

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

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

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

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

Section 2. The Property located at 190 West 63rd Street, identified as Block 2, Lot 1 is hereby designated as a non-condemnation area in need of redevelopment in accordance with the LHRL, N.J.S.A. 40A:12-1 *et seq.*

Section 3. The Planning Board is hereby further authorized and directed to prepare a Redevelopment Plan for Block 2, Lot 1, in accordance with the LHRL, N.J.S.A. 40A:12-1 *et seq.*

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

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

Section 6. This Resolution shall take effect immediately.