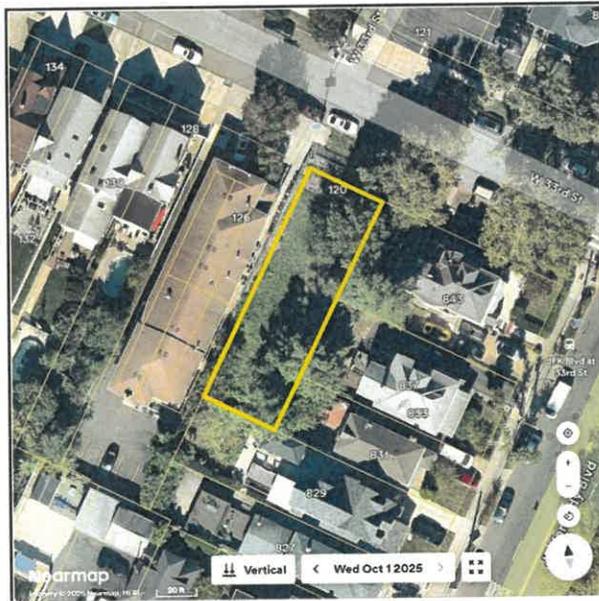




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## 120-122 W. 33<sup>RD</sup> STREET REDEVELOPMENT PLAN



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

City of Bayonne, Hudson County, New Jersey

Prepared by:

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



THE CITY OF  
**BAYONNE**  
NEW JERSEY

120 – 122 W. 33<sup>RD</sup> Street Redevelopment Plan  
Block 143, Lot 29

\_\_\_\_\_, 2025

City of Bayonne, Hudson County, New Jersey

Adopted pursuant to N.J.S.A. 40A:12A-1, The New Jersey Local Redevelopment and Housing Law, by Ordinance of the Municipal Council of the City of Bayonne on second reading and public hearing on \_\_\_\_\_, 2025 following adoption by the Planning Board of the City of Bayonne on \_\_\_\_\_, 2025.

BPCS File #A24261b

Prepared: November 2025

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The Honorable James M. Davis

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City of Bayonne Resolution No. 25-07-16-049

## **1.0 INTRODUCTION**

### **1.1 Background**

Block 143, Lot 28, located along the southern side of West 33rd Street between John F. Kennedy Boulevard to the east and Avenue A to the west, was determined to be an “area in need of redevelopment” by the City Council via Resolution No. 25-07-16-049 pursuant to the requirements of New Jersey’s Local Redevelopment and Housing Law (LRHL). In accordance with the governing body’s direction, the Planning Board prepared a redevelopment plan for the area.

The resulting plan, which comprises this document, identifies the land uses that are suitable for the area. It also sets forth area and bulk requirements to guide the redevelopment of the area in a manner which corrects the conditions that led to the determination by the City that the area constituted an area in need of redevelopment and promotes the health, safety and welfare of the Bayonne community. The plan seeks to encourage the infill development of vacant property, resulting in a more vibrant and aesthetic neighborhood. The resulting plan establishes a comprehensive, integrated approach to development that will result in an attractive and complementary use of the property in the redevelopment area. The plan is designed to complement and implement the specific goals, objectives and policy statements set forth in the City Master Plan.

### **1.2 Statutory Basis for the Redevelopment Plan**

The Local Redevelopment and Housing Law (LRHL) sets forth the following criteria that must be addressed in a redevelopment plan:

- A. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or

in both, according to criteria set forth in section 5 or section 14 of P.L.1992, c.79 (C.40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
  2. Proposed land uses and building requirements in the project area.
  3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
  4. An identification of any property within 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, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398.
- B. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
- C. 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.). The redevelopment plan shall supersede applicable provisions of

the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

The standards contained within this Redevelopment Plan shall supersede any conflicting standards contained within the Planning and Development Regulations and Zoning Regulations of the City of Bayonne or other applicable City codes or ordinances. Any terms or definitions not addressed within this Redevelopment Plan shall rely on the applicable terms and conditions set forth in the Planning and Development Regulations (Chapter 33) and Zoning Regulations (Chapter 35) of the City of Bayonne.

### 1.3 Area Description

The 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area is located mid-block along the southern side of West 33rd Street between John F. Kennedy Boulevard to the east and Avenue A to the west, and occupies an area of approximately 5,080 square feet (~0.1166 acres). See Table 1 below:

Table 1:

City of Bayonne - 120 - 122 West 33rd Street								
Block	Lot	~Area (Sq.Ft.)	Improvements	Zone	Conforming with Current Zoning	Ownership	Property Address	Located in UEZ
143	28	5,080.00	Vacant	R-2	N/A	Remino Bayonne, LLC	120 - 122 W. 33rd St.	Y
<b>Total:</b>		<b>5,080.00</b>						

\*Approximate acreage obtained from Bayonne tax records and tax maps. Lots have not been surveyed and lot areas are subject to change as additional information is obtained.

Figure 1 shows the location of the redevelopment area within the City. The site is situated within a transitional portion of the community. Single and multifamily residential uses are located to the east, south, and west, with commercial uses

located to the north. The parcel is currently vacant with the exception of perimeter fencing.

The redevelopment area consists of a single lot that fronts along W. 33<sup>rd</sup> Street. Figure 2 delineates the boundaries of the Redevelopment Area and identifies the included property. Figure 3 shows existing zoning within and surrounding the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area.

#### **1.4 Utilities and Infrastructure**

Municipal water, sanitary sewer, storm water provisions, natural gas, electricity, and voice and data transmission facilities either serve or are available to serve the parcels within the Redevelopment Area.

- **Water and Sanitary Sewerage:** Veolia Water operates the City of Bayonne's water-sewer utility.
- **Electricity:** Electrical power is provided to the Redevelopment Area by Jersey Central Power and Light (JCP&L).
- **Natural Gas.** Gas lines that service the Redevelopment Area are provided by PSE&G.

#### **1.5 Environmental Conditions**

Any and all redevelopment efforts must consider the environmental status of the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area. Potential environmental liabilities present within the Redevelopment Area must be identified and all planning and redevelopment/rehabilitation pursued pursuant to all applicable laws, statutes and pertinent rules.

#### **1.6 Urban Enterprise Zone Status**

In 1994, substantial portions of Bayonne's commercial and industrial districts were designated as an Urban Enterprise Zone (UEZ). This includes the property within the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area.

## 2.0 DESCRIPTION OF SITE AND FINDING OF NEED FOR REDEVELOPMENT

The findings of the Planning Board's preliminary investigations in connection with Block 143, Lot 28 are summarized in a report entitled "120 – 122 W. 33<sup>rd</sup> Street: Area in Need of Redevelopment Assessment" dated May 2025. The following statutory criteria were cited together with the block and lot designation and a description of the condition evident as justification for inclusion of the properties for redevelopment:

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

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

The preliminary investigations and subsequent Planning Board recommendations represented the first step of an extensive planning process. In turn, the governing body elected to proceed with the recommendation of the Planning Board, pursuant to Resolution #25-07-16-049. The Council subsequently directed the Planning Board to prepare a redevelopment plan for the subject area. The statute governing this process

allows a redevelopment plan to encompass the redevelopment and/or rehabilitation of some or all of the properties within the delineated area. The analysis highlighted the fact that the designated property exhibited a blighting influence upon surrounding properties due to its extended vacancy, which does not allow this property to fully contribute to the public health, safety, and general welfare of the community.

## **3.0 REDEVELOPMENT AREA REGULATIONS**

### **3.1 Approach**

The planning approach outlined in this redevelopment plan is to create an enhanced opportunity for an infill, residential district that advances the Master Plan's land use designation for the subject area. The intent is to permit a multifamily building.

### **3.2 Plan Interpretation**

Unless otherwise specified herein, the standards contained within the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Plan shall regulate the land use, bulk requirements, sign regulations, and design standards in the Redevelopment Area, and shall apply to any redevelopment or rehabilitation project designed to implement the Plan, whether by a Redeveloper or by private property owners. Where regulations of the Redevelopment Plan conflict with the Land Development Ordinance or Design Standards of the City, this Plan shall control. The City's zoning map shall be amended to include a replacement zoning district to accommodate the intended permitted land uses that will be established and known as the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area. Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment to the City of Bayonne Land Development Ordinance and Zoning Map. Unless otherwise defined herein, terms used in this plan shall have the same meaning ascribed to them in the City's Land Development Ordinance.

The continued use of existing properties within the Redevelopment is permitted until the properties are to be redeveloped or substantially rehabilitated, at which time the provisions of this Plan shall apply. The local land development regulatory process will be administered by the Bayonne Planning Board to ensure that the goals and objectives of the Redevelopment Plan are met.

### 3.3 Purpose and Intent

It is the intent of this Redevelopment Plan to achieve the following goals and objectives for the City of Bayonne:

- A. To provide for the coordinated development of vacant and underutilized parcels in a manner consistent with the City Master Plan, Hudson County Strategic Revitalization Plan, and the State Development and Redevelopment Plan.
- B. To promote the revitalization of vacant and underutilized sites with viable land uses.
- C. To ensure an attractive streetscape that complements the existing neighborhood and enhances the built environment.
- D. To develop in a manner that recognizes the prepares for a future with more extreme weather events and a changing climate.
- E. To promote the goals and healthy and livable communities.
- F. To provide for a variety of land uses, including new housing stock and commercial uses.
- G. Preserve and protect the established residential character, provide for compatible in-fill residential development in appropriate locations and encourage a broad range of housing choices for residents.

### 3.4 Permitted Uses

- A. Permitted principal uses. The Redevelopment Plan seeks to accommodate an expanded range of commercial and residential uses in order to encourage redevelopment of the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area. Table 1 lists the permitted uses for this area.

**Table 1**  
**Permitted Principal Uses**  
**120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area**

---

- 1. Multifamily residential building with a maximum of 8 residential units.
-

B. Permitted accessory uses. Permitted accessory uses in the 120 – 122 W. 33rd Street Redevelopment Area include: off-street parking and parking garages, bicycle storage, fences and walls, loading areas, a trash chute and refuse room within the building, landscaping, streetscape, utilities (including alternative energy sources such as solar panels and electric charging stations, and green infrastructure, such as green roofs and rain gardens), and related elements which are commonly ancillary to principal permitted uses. Permitted accessory amenities include: facilities that are accessory to a the residential development and limited exclusively for the use and enjoyment of the residents of the development, such as lounges, package rooms, fitness center, game/party rooms, swimming pools, whirlpools, multipurpose, rooms, roof-terraces, computer rooms, personal storage lockers, and similar accessory uses which are for the common benefit of all residents of the multi-family dwelling; and a leasing office, building manager or superintendent's office, including space for the storage of maintenance equipment may be provided within a principal multi-family building for the purpose of serving such building.

C. General Use Regulations. The following general use standards shall apply to all permitted uses in the 120 – 122 W. 33rd Street Site Redevelopment Area:

1. Minimum and maximum limits for various uses. The distribution of uses shall comply with the following:
  - a. Amenities for residential use may be permitted on any floor provided they are not the exclusive use on the first floor.

D. Specific use standards. The following standards shall apply to applicable uses permitted in the 120 – 122 W. 33rd Street Redevelopment Area:

1. Multifamily Residential Units
  - (a) Controlled and secure access for the residential use shall

be provided.

- (b) Dwelling units shall contain a complete kitchen, toilet and bathing facilities, and not more than two bedrooms. Units containing more than 2 bedrooms are prohibited.
- (c) Studio configurations shall have a floor area of at least 600 square feet, one bedroom dwelling units shall have a floor area of at least 650 square feet, and two-bedroom apartments shall have a floor area of at least 750 square feet.
- (d) The unit mix may consist of no more than 40% two-bedroom layouts. The remainder of the units may be a combination of studio and one-bedroom configurations. Dens are not permitted.
- (e) Each unit shall be provide with laundry facilities for the resident within the unit. Communal laundry facilities, if proposed, shall be limited to no more than 2 commercial washers and dryers to be made available to all residents for bulk items.
- (f) Bicycle storage shall be provided. Bicycle storage shall be provided at a rate of 0.50 spaces per unit as a minimum. Storage shall be provided within a secure room with racking conducive to securing bicycles with owner provided locks. The bicycle storage room shall also provide a work bench for bicycle repairs. The bicycle storage space shall anticipate the storage of e-mobility vehicles and potential risks associated with same, such as batteries overheating and causing fires/damages when re-charging. In order to prevent this risk from occurring within residential units, the bicycle storage area shall provide UL tested and approved charging stations and the area itself shall be constructed so as to minimize the potential impacts affecting the remainder of the structure, i.e. the space shall be sprinklered, of fire-resistant construction and shall include smoke detectors. Lease documentation and/or condominium documentation shall explicitly prohibit charging batteries anywhere in the structure other than locations specifically designed for this purpose.
- (g) Trash and recycling shall be collected and stored within a designated area of the building's first floor.

- (h) Rooftop space available to tenants shall not exceed 2,000 sq.ft. in area, shall be accessible, may contain no more than 2 outdoor kitchen configurations, and shall include an accessible powder room to accommodate tenants and guests utilizing the roof space.
- (i) Units shall have a minimum floor to ceiling height of 9 ft. Corridors shall have a minimum width of 4 ft clear or meet the applicable requirements for accessible travel recommended by the American with Disabilities Act (ADA), whichever is greater.

**3.5 Bulk Standards**

Table 2 lists the area and bulk requirements for multifamily development in the 120 – 122 W. 33rd Street Redevelopment Area:

**Table 2  
120 – 122 W. 33rd Street Redevelopment District  
Bulk Regulations**

<b>Zoning Standard</b>	<b>Requirement</b>
Minimum lot area (square feet)	5,000
Minimum lot width (feet)	40
Minimum lot depth (feet)	125
Minimum front yard setback (feet)**	5
Minimum side yard setback (feet)	0
Minimum rear yard setback (feet)	5
Maximum impervious coverage (percent)	95
Maximum building height to the roof deck (feet/stories)*	45/4
Maximum floor area ratio	4
Maximum number of residential units	8

\*Staircases, small elevator lobby, and semi-permanent structures, such as pergolas and gazebos, shall not be considered a story unless they occupy more than 20% of the roof area. These elements may not exceed 12 ft in height above the roof deck. Elevator bulkheads may extend to 15 ft. in height above the roof deck. Elevator bulkheads shall not be considered a story if they are 15 ft. or less in height above the roof deck. The height of the building shall be measured as defined within Section 33-2.2 Definition of Terms of the City’s Planning and Development Regulations. If stacked parking is utilized, a building height of 52 ft. shall be permitted.

**\*\*Building projections, appurtenances and architectural features shall be permitted to extend into setback areas; by way of example this shall include but not be limited to columns, cornices, stoops, steps, canopies, balconies, and the like. The above shall be permitted to extend into the right-of-way, subject to approval by the governing body.**

### **3.6 Supplemental Regulations**

#### **A. General Regulations**

1. Parking for residential uses shall be provided at a rate of 1.0 space per studio and/or one-bedroom unit and 1.25 spaces per two-bedroom unit. Parking shall be provided on-site. Parking spaces shall be demised at 9' x 18' and accessible spaces shall be dimensioned pursuant to ADA requirements.
2. A minimum parking aisle width of 20 ft. shall be provided.
3. A maximum of thirty-five percent (35%) of the off-street parking spaces may be compact-sized with a minimum width of 8 ft.
4. 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.
5. One curb cut shall be permitted along W. 33<sup>rd</sup> Street
6. EV parking shall be provided pursuant to the DCA Model Statewide Municipal EV Ordinance. EV spaces shall be located proximate to the entrance of any parking structure and subject to enhanced fire suppression systems.
7. Parking space dimensions shall be consistent with RSIS for residential uses unless otherwise stated herein.
8. No residents in the multifamily development shall be eligible for the City's on-street Residential Permit Parking Program.
9. Traffic Signals. Traffic signals (a minimum of one) abutting the Redevelopment Area shall be fitted with signal preemption for emergency vehicles. The City shall, at the Redeveloper's expense, provide for the installation of necessary equipment to

accomplish such signal preemption for emergency vehicles at the signalized intersections, upon a finding by Emergency Services that such signal preemption shall be a benefit to public health and safety at this particular location. The equipment specifications are on file with the Superintendent of the Police & Fire Signal Communications Unit.

10. Loading. A loading zone shall be located within the parking structure, if feasible. If internal loading is not feasible, one external loading area shall be located on West 33<sup>rd</sup> Street, provided authorization is granted by Municipal Council. If internal loading is not feasible, and there is not a grant for loading on 33<sup>rd</sup> Street by City Council, then no loading is required.
11. In the event of any conflicts between the regulations set forth herein and any other City of Bayonne development ordinances, the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area regulations shall apply to any properties or proposed development within the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area.

**B. Distribution of Uses**

Delineation on the site plan. The amount of open space shall be calculated and identified on the site plan.

**C. Affordable Housing**

Affordable housing obligations or exemptions or reductions from same shall be established in an agreement between the City and the designated redeveloper for the Redevelopment Area in accordance with City obligations for residential units' uses. Nonresidential uses are subject to State requirements and fees cannot be waived.

**D. Prohibited Uses**

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

**E. Signs**

- a. Building signage for a multifamily use shall be limited to one (1) sign affixed to the building's elevation along 33<sup>rd</sup> Street. The sign shall have a maximum sign area of no greater than 60 sq.ft.
- b. All signage dimensions shall be measured based on letter and symbols separate and distinct from the building or support structure.

- c. Signs shall be designed to confirm with the architectural theme of the building.
- d. Illumination. All signs may be internally illuminated, externally illuminated, or halo-lit.
- e. Temporary advertising sign to advertise "for sale/for rental" availability shall be permitted for a maximum of a 6-month period. An application shall be made to the zoning officer. This type of signage shall be semi-permanent in the form of banners or awnings. The sign areas shall not exceed 5% of the area of the façade on which it is to be located.
- f. Traffic control signs already in place along the site frontage shall be maintained unless otherwise approved by the authority with jurisdiction over same.

F. Utilities and Mechanical Equipment

1. Stormwater management. A storm water management plan and stormwater calculations shall be prepared for review and approval by the City Engineer. Such plan shall comply with the City's stormwater management ordinance and NJDEP rules and regulations to the extent they apply to the subject tract. The proposed stormwater system shall be a separate on-site system, to the maximum extend practicable. However, regardless of the development classification, the applicant shall design the site's Stormwater Management System to fully comply with the standards for water quantity reductions as required for a Major Development. Additional floodproofing and flood control measures may be required by the appropriate engineering official.
2. Water and sanitary sewer utility extensions, as approved by the City Engineer, PVSC, and NJDEP, if required, shall be provided.
3. The designated Redeveloper shall operate and maintain any newly installed sanitary, storm water and water utilities in the Redevelopment Area, including connections to the municipal systems. The redeveloper shall be responsible for addressing the need for any on-site effluent storage due to pump station capacity limitations as set forth in any site plan approval and/or redevelopment agreement. If such improvements to the Redevelopment Area are not feasible due to physical limitations of the site, a payment in lieu contribution to the City of Bayonne for the sole purpose of sanitary sewer, storm water, and water utility upgrades may be required.

4. Visible mechanical ventilation shall be minimized in the façade through the use of color and texture. Use of PTACs shall be discouraged and only permitted if acceptable decorative elements, such as decorative grills, are added to the exterior to minimize the impact of the wall penetrations. Other mechanical equipment serving the building should be placed on the roof of the building, in the interior of the building, in an underground vault, or, if no other area presents itself, in the rear yard, depending on function and necessary accessibility. This shall not apply to mechanical equipment as required by City fire or other emergency personal necessary for exterior access. All equipment on the outside of the building shall be screened in a manner consistent with the architecture of the building, such that screening appears to be an integral part of the building, or a otherwise approved by the Planning Board.
5. All mechanical equipment, generators, HVAC equipment, and similar equipment shall be acoustically buffered such that any noise generated shall be within the applicable standards as defined by the State of New Jersey.
6. No mechanical equipment shall be placed on the ground floor outside of the building or on any area that abuts a public right-of-way.

#### G. Deviation Requests

The Planning Board may grant relief from the requirements of this Plan pursuant to N.J.S.A. 40:55D-70c or N.J.S.A. 40:55D-51, as applicable, where the standards set forth therein are met. In no event shall relief be granted to provide a use or facility that is not permitted by this Plan. Relief in the form of variances pursuant to N.J.S.A. 40:55D-70.c may be requested for Sections 3.4B., 3.4C., 3.4D., 3.5, and 3.6A., and 3.6E. of the Redevelopment Plan. Relief in the form of design exceptions may be requested for Sections 3.6F, and 3.7 as noted under the Exceptions portion of this Plan on page 23.

The Planning Board may grant deviations from the bulk standards contained in 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, preexisting structures or physical conditions uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design standard or regulation adopted pursuant to the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the development of such property. The Planning Board may also grant such relief in an application relating to a specific piece of

property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict application of the bulk standards of this 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 will not substantially impair the intent and purpose of the 958 - 968 Broadway Redevelopment Plan. An applicant requesting a deviation from the requirements of this Redevelopment Plan shall provide notice of such application in accordance with the requirements of N.J.S.A. 40:55D-12a-b.

Deviations from the uses permitted in the Redevelopment Area shall be permitted only by means of an amendment to the Redevelopment Plan by the City Council, and only upon a finding that such deviation would be consistent with and in furtherance of the goals and objectives of this Plan.

### **3.7 Design Standards**

Fundamental to the redevelopment of the 120 – 122 W. 33rd Street Redevelopment Area is the creation of a multifamily residential district that is cognizant of and responds to the needs of the surrounding commercial and residential neighborhoods. The 33<sup>rd</sup> Street corridor where the site is located is a transitional area that is walkable and characterized by residential and commercial uses. The intent of the design standards is to produce a development that provides multifamily residential units and requires the building be designed in a style that is complimentary with the surrounding area. Visual and functional transition elements are essential. An architectural style that attractively integrates the multifamily residential land use, quality building materials, and an enticing streetscape are all key requirements of the Redevelopment Plan.

#### Purpose

- To set forth guidelines and standards that promote the creation of functional and attractive development that shall promote and give due consideration to the health, safety, general welfare, morals, order, efficiency, economy, maintenance of property values and character of the City of Bayonne.

- To ensure that any development shall comply with the stated goals and objectives of the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Plan.
- To provide guidelines and standards that shall be used by an applicant in preparing a redevelopment proposal, and the designated redevelopment entity in reviewing same.
- To minimize adverse impacts of flooding, drainage, erosion, vehicular traffic, pedestrian movement, parking, vibration, lighting and glare, noise, odor, solid waste disposal, litter, ventilation, vibration, crime and vandalism and inappropriate design and development.
- To ensure that any new development gives due consideration to the physical, visual and spatial characteristics of the existing and proposed streetscape, neighborhood and district in which such is located and the City generally, while providing sufficient opportunity for creativity in design.
- To ensure that the physical, visual and spatial characteristics of any proposed development will be consistent with and complement existing residential and commercial land uses in adjacent neighborhoods. The proposed development shall not be markedly incongruous with the same characteristics of the existing or proposed streetscape, neighborhood and district in which such is located, and the City generally.

### Site Standards

The site and streetscape design is intended to create a pedestrian friendly frontage along Broadway with street furniture, plantings and other visual elements that will encourage greater foot traffic and social interaction in the neighborhood for new and existing residents.

- Streetscape:
  - Pedestrian Circulation. A barrier-free walkway system shall be provided to allow pedestrian access to a building from the City sidewalk system. Such walkway system shall promote pedestrian activity both within the site itself and throughout the community by its integration with the City sidewalk system. Walkways shall be separated from motor vehicle circulation to the greatest extent possible.
  - Existing sidewalks, curbs, and parallel parking on sides of the street (the ‘Streetscape’) shall be reconstructed or repaired as needed, as

determined by the City Engineer.

- The sidewalk shall be a minimum of 20 feet in width. The portion of the sidewalk furthest from the building and along the 33<sup>rd</sup> Street frontage shall be considered a 'tree zone' and subject to the following:
  - This portion of the sidewalk shall contain shade trees. Additional plantings such as shrubs, grasses and flowers are recommended but not required, but shall not be planted in any required clear sight triangle area as determined by the City Engineer.
  - Tree shall be located within a soil cell that is the same or equivalent to the Silva Cell System.
  - Street trees shall be approximately 35 - 40 feet apart and located within the 'tree zone'. (See Section 3.7 – Design Standards), and not closer than 25 feet from any existing or proposed streetlight or street intersection. The location of street trees should also take into account the location of underground utilities, driveways, on-street parking, and loading zones.
  - Cast iron tree grates shall be installed at the base of shade trees that are flush with the sidewalk. These shall contain a wide enough opening around the base to permit the healthy growth of the tree, or be designed to be modified as the tree grows. The grate shall contain openings to permit air and water to reach the soil, though they shall be narrow enough to allow for use safely by pedestrians, bicyclists, and those utilizing wheelchairs.

In between street trees, the following uses streetscape elements are encouraged:

- Trash cans should be located toward the center line of this zone.
- Street furniture, such as benches and bicycle racks, are encouraged within this zone. The Planning Board will review the appropriateness of same.
- Permeable pavers are recommended in the tree zone. If such pavers are proposed, the sidewalk shall also contain an appropriate connection the stormwater management system as approved by the City Municipal Engineer.
- *Decorative lampposts.* Decorative lampposts details shall be included on the streetscape plans and shall include lampposts and other hardscape and

landscape improvements consistent with the City's approved standards and acceptance by the Planning Board. The style, size, color and type of light source of such lamp posts shall be in accordance with generally accepted City streetscape standards or its functional and aesthetic equivalent. Lighting levels from such fixtures shall be in accordance with City standards.

- *Site Lighting.* Building mounted light fixtures are permitted and shall have a minimum mounting height of 15 feet. Lighting shall sufficiently illuminate all areas to prevent 'dark corners'. All lighting sources must be shielded to prevent and eliminate any glare. A maximum illumination of 0.5 foot-candles is permitted along the side and rear yards, and 3.0 foot-candles along the street frontage. Light fixtures shall be LED or other white light source.
  
- *Private Open Space.* Private open space, designated for any residential uses, that is adjacent to or visible from public areas shall be demarcated with walls and/or fencing. Private open space is not permitted within the front yard.
  
- *Open Space.* A minimum of 30% of the tract area shall consist of open space and recreation facilities, or leisure time space. This may include yard area, common roof terraces, and common balconies.
  
- *Fences and Walls*
  - No fence shall be permitted along a street frontage.
  - Fences and walls on any side or rear property line shall not exceed eight (8) feet in height.
  - No fence shall contain barbed wire.
  - Fences shall be installed so that the 'finished' or better, side of any fence faces the street or adjacent property.

### Architectural Design Standards

- The design of the building and landscaping within the Redevelopment Area shall be considerate of the site's location along the 33<sup>rd</sup> Street corridor.
  
- *Continuity of treatment.* All building facades shall be designed to be attractive from each vantage point and be consistent in quality and finish on all elevations.

- All buildings shall be designed to front on 33<sup>rd</sup> Street in order to create a street wall consistent with good urban form and design principals.
- *Massing.* New buildings shall be designed to be compatible with the scale, form, and proportion of adjacent existing development. Building wall offsets, including both projections and recesses, shall be provided along any building wall measuring greater than 60 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long wall. Offsets may be achieved through any one or combination of the following
  - Pilasters, change in material, building step backs, and other façade recesses or projections.
  - The step back or projection shall be a minimum of 24 inches from the primary building façade.
  - Balconies shall be prohibited along any street frontage. Treatments, such as ‘Juliet Balconies” shall be permitted for architectural interest. Common roof terraces shall not be considered a balcony.
- Buildings shall be designed using a color palette that complements the architectural context of the surrounding area.
- High quality durable decorative materials shall be incorporated into the ground floor façade along the street frontage.
- *Roof.* The type, shape, pitch, texture and color of a roof shall be considered as an integral part of the design of a building and shall be architecturally compatible with the style, materials, colors and details of such building.
- *Windows.* Fenestration shall be architecturally compatible with the style, materials, colors and details of a building.
- *Entrances.* All entrances to a building shall be designed to be defined, attractive, functional and articulated by utilizing such elements as lintels, pediments, pilasters, columns, porticoes, porches, awnings, overhangs, and changes in sidewalk paving materials, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors and details of such building.
- *Materials, colors, and details.* All materials, colors and details used on the exterior of a building shall be architecturally compatible with the style of such building, as well as with each other. Overly bright, garish colors are to be avoided. A building designed of an architectural style that normally includes certain integral materials, colors and/or details shall have such

incorporated into the design of such buildings. Aluminum siding, vinyl siding, EIFS, and artificial stone and brick veneer less than 2 inches shall be prohibited. Brick veneer systems are permitted provided that the total depth is no more than 7 inches. Architecturally interesting combinations of quality materials, such as wood, brick, stone, stucco, fiber cement panels, hardie planks, composite metal panels, glass or other similar high-quality materials, shall be utilized.

- Additional features such as canopies, awnings, and cornices are encouraged to create a sense of place.
- Trash/Recycling. Trash, recycling and waste removal shall be performed by a private hauler contracted by the redeveloper or building owner. All trash, recycling and refuse storage shall be fully enclosed and screened within the building.
- *Multiple buildings.* A development plan that contains more than one building or structure shall be unified through the use of architecturally compatible styles, materials, colors, details, awnings, signage, lighting fixtures and other design elements for all such buildings or structures.
- *Sustainable Design.*
  - All buildings shall demonstrate the project would meet the requirements to achieve LEED (Leadership in Energy Efficient Design) Silver rating or greater. Actual LEED Certification is not required.
  - In the event of a flat roof is utilized, a minimum of 15% of the roof top is required to be green roof on all exposed rooftop surfaces of the buildings. 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 required little irrigation beyond rainfall. Green roof areas shall be deed restricted. The sustainability benefits of green roofs (aka vegetated roofs or eco-roofs) include improved stormwater management, improved building insulation, improved air quality and reduced urban heat island effect. The green roof system shall tie into the overall project's stormwater management system. A maintenance plan shall be submitted to the City Engineer for review and approval prior to any construction of a green roof.

#### Landscaping Design Guidelines

- *Landscaping.* The entire development shall be landscaped in accordance

with a plan conceived as a complete pattern and style throughout the total site. All areas of the site not occupied by buildings and other improvements shall be planted with trees, shrubs, hedges, ground cover and perennials and annuals. Landscaping shall be provided to achieve the following:

- Preservation and enhancement, to the greatest extent possible, of existing natural features on the site, including vegetation and land forms;
- Assistance in adapting a site to its proposed development;
- Mitigation and control of environmental and community impacts from a development;
- Creation of an attractive appearance for the development, as viewed from both within the site itself and the surrounding area;
- Definition of yard areas and other open space;
- Energy conservation and micro-climatic control;
- Any landscaping which is not resistant to the environment or dies within (2) years of planting shall be replaced by the Redevelopment. Streetscape plantings shall be subject to a maintenance guarantee of a minimum of two (2) years.
- Street trees shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- Plantings, such as shrubs, flowers, or trees shall be used to accent entrances, arcades, and sidewalks. Such accent plantings shall be hardy, native or native adaptive species that are drought tolerant and able to thrive in an urban environment.
- Landscaping for rooftop amenities and terraces shall consist of plants that are 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 system, irrigation and root barriers.
- 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 system to be furnished and maintained by the Redeveloper and subsequent property

owners.

- A planting schedule shall be provided by the Redeveloper and approved by the Planning Board.

### Exceptions

The design standards contained herein shall be used as the City's presumptive minimum requirements for development in the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area. However, these guidelines and standards are not intended to restrict creativity, and a potential redeveloper may request that the guidelines and standards be modified or waived. The Planning Board may grant a Redeveloper reasonable waivers or modifications from these design guidelines provided the Redeveloper demonstrates the following:

- The proposed design waiver or modification will not substantially impair the intent of the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Plan;
- The proposed design waiver or modification is consistent with the City's normally acceptable engineering, planning and/or architectural practices;
- The proposed design waiver or modification will not have an adverse impact on the physical, visual or spatial characteristics of the overall development plan for the parcel or tract to be developed;
- The proposed design waiver or modification generally enhances the overall development plan for the tract;
- The proposed design waiver or modification will not have an adverse impact on the physical, visual or spatial characteristics of the existing streetscape and neighborhood in which such development is located or the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area;
- The proposed design waiver or modification generally enhances the streetscape of the 120 – 122 W. 33<sup>rd</sup> Street Redevelopment area and the surrounding neighborhood;
- The proposed design waiver or modification will not reduce the useful life or increase the cost of maintenance of the improvement to be modified or

otherwise have an adverse impact on the long-term function of the development;

- The proposed design waiver or modification will not present a substantial detriment to the health, safety and welfare of the community.

## **4.0 ACQUISITION AND RELOCATION**

### **4.1 Properties to be acquired**

This Redevelopment Plan does not contemplate the acquisition of property by the City of Bayonne.

### **4.2 Relocation**

The implementation of the Redevelopment Plan will not result in the relocation of any residences or businesses within the Redevelopment Area. The existing property is vacant.

## **5.0 RELATIONSHIP TO OTHER PLANS**

The LHRL requires a Redevelopment Plan to include a statement regarding any significant relationship that the redevelopment plan may have to contiguous municipalities, the County Master Plan, and the State Development and Redevelopment Plan. A review of the documents reveals that the proposed Redevelopment Plan is generally consistent with these various documents. In particular, it is noted that, while the Redevelopment Area is not adjacent to any adjoining municipality, the overall goals and objectives are generally consistent with the land use planning philosophies espoused in the master plans of contiguous communities.

### **5.1 Bayonne Master Plan**

Goals, Objectives, Principles, Assumptions, Policies and Standards of the 2000 Master Plan include:

- Provide a balance of land uses in appropriate locations to preserve the residential character of the community, encourage economic development, increase parks and open space, accommodate community facilities and facilitate local and regional circulation;

- Preserve and protect the established residential character, provide for compatible in-fill residential development in appropriate locations and encourage a broad range of housing choices for residents.
- Recognize the potential of selected vacant, underutilized or deteriorated properties for in-fill residential development.

The Master Plan seeks to respect existing residential areas while allowing for reinvestment/redevelopment of same. The 2017 Reexamination Report reaffirms these goals. This redevelopment plan is substantially consistent with the Bayonne Master Plan and its goals and objectives.

## **5.2 Sewer and Water Service**

The redevelopment area is located within public water and sewer service areas.

## **5.3 Transportation and Public Transportation**

The 120 – 122 W. 33<sup>rd</sup> Street Redevelopment Area is currently served by public transportation. The Area is proximate to public transportation with bus services provided along John F. Kennedy Boulevard and Avenue C. Access to the regional highway network, New Jersey Turnpike as well as neighboring communities is readily available.

## **5.4 Relation to Master Plans of Adjacent Municipalities**

Municipalities bordering Bayonne are limited to Jersey City to the north. The City is otherwise surrounded by waterways, including the Upper New York Bay to the east, Newark Bay to the West, and the Kill Van Kull to the south. The redevelopment area is not situated along the municipal boundary with Jersey City and, as such, its proposed multifamily development is not anticipated to adversely impact these adjacent communities. Regional access to the redevelopment area is primarily from the New Jersey Turnpike/Route 78, therefore, the redevelopment of the area is not anticipated to have a significant adverse impact on roadways in neighboring communities.

## **5.5 Relation to Hudson County Plan**

The Hudson County 2016 Reexamination Report's goals and objective include: promote development intensities that are supportive of public transportation use; Encourage development and redevelopment that promotes the use of alternative transportation measures such as walking, bicycling, and jitney shuttles; and encourage infill and redevelopment on existing vacant property, while fostering the clean-up of contaminated brownfields. The proposed Redevelopment Plan is consistent with and implements the goals of the Hudson County Reexamination Report.

## **5.6 Relation to State Development and Redevelopment Plan**

This Redevelopment Plan is designed to affirm the overall redevelopment concepts set forth in the State Development and Redevelopment Plan. Specifically, the State Development and Redevelopment Plan encourages development in older cities and in suburbs that have the necessary infrastructure to accommodate it, as well as in locations along existing transportation corridors. Bayonne is located in a "Metropolitan Planning Area." That classification has the following characteristics: predominantly developed with little vacant land; aging infrastructure; recognize that redevelopment will be the predominant form of growth; and understands that certain municipal services and systems need to be regionalized. This Redevelopment Plan affirmatively addresses the State Plan's goal of promoting public and private investment/reinvestment in the Metropolitan Planning Areas.

## **6.0 ELECTRIC VEHICLE RECHARGE STATIONS**

EV parking shall be provided pursuant to the DCA Model Statewide Municipal EV Ordinance.

## **7.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN**

This section summarizes the implementation process for a successful redevelopment plan.

### **7.1 Redevelopment Entity**

The City Council shall serve as the Redevelopment Entity hereunder.

### **7.2 Appointment of a Redeveloper**

The designation of a redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement. Estimates of total development cost and time schedule for project start and completion shall be finalized by the designated Redeveloper(s) at the time of execution of such agreement. Prior to the commencement of construction of any improvements on the Property, final plans and specifications must be submitted to the City Planning Board, as required by the City's Land Development Ordinance, by the Redeveloper for approval to insure conformance with the approved preliminary submission.

### **7.3 Development Review**

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity. Upon designation, the Redeveloper may submit Preliminary and Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and the City's Land Use Ordinance, to the Planning Board for review and approval for each development parcel, pursuant to N.J.S.A 40:55D-1 et seq. A fully-executed redevelopment agreement will be required as a condition of site plan approval,

and no construction activity can take place until such agreement is fully-executed.

A Technical Review Committee (TRC) shall be required prior to submission of any site plan. Any site plan application shall be reviewed by City staff and professionals for a consistency determination which shall include, but not be limited to, a review of the project to determine compliance with the proposed development and uses of the parcel and related standards in this Redevelopment Plan, the aesthetics of the project and the project's coordination with other existing development and uses.

The Planning Board may require the developer to provide a bond or bonds of sufficient size and duration of guarantee the completion of the various phases of the project in compliance with the requirements of the Municipal Land Use Law and planning approvals.

The objectives, standards and requirements contained in this Redevelopment Plan, shall regulate development within the Redevelopment Area and take precedent over the Land Development Ordinance of the City. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply. The regulations for the zone or zones permitting the most similar types of use or uses shall be applied. These requirements may be varied by the Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.

#### **7.4 Duration of Redevelopment Plan**

The provisions of this Redevelopment Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the City Council, or until a zoning ordinance

amendment is adopted. Upon completion of a project, the redeveloper shall submit for a Certificate of Completion. Concurrently, the redeveloper shall request that the City prepare a zoning ordinance amendment for consideration by the City Council. This zoning ordinance amendment should incorporate the standards contained herein into the Planning and Development Regulations (Chapter 33) and Zoning Regulations (Chapter 35) of the City of Bayonne to ensure that they remain applicable.

## **7.5 Amending the Redevelopment Plan**

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law, provided that with respect to any land in the project area previously disposed of by the Redevelopment Entity for use in accordance with the Redevelopment Plan, the Redevelopment Entity notices the owner of such land whose interests therein may be materially affected by such amendment.

A fee of \$1,000.00 plus all costs of copying and transcripts shall be payable to the City of Bayonne for any request to amend this Plan. If there is a designated Redeveloper, said Redeveloper shall pay these costs. If there is no Redeveloper, the appropriate agency shall be responsible for any and all such costs.

## Figures

**Resolution No. 25-04-16-082**

## Figures

# 120 - 122 W. 33rd Street Redevelopment Plan

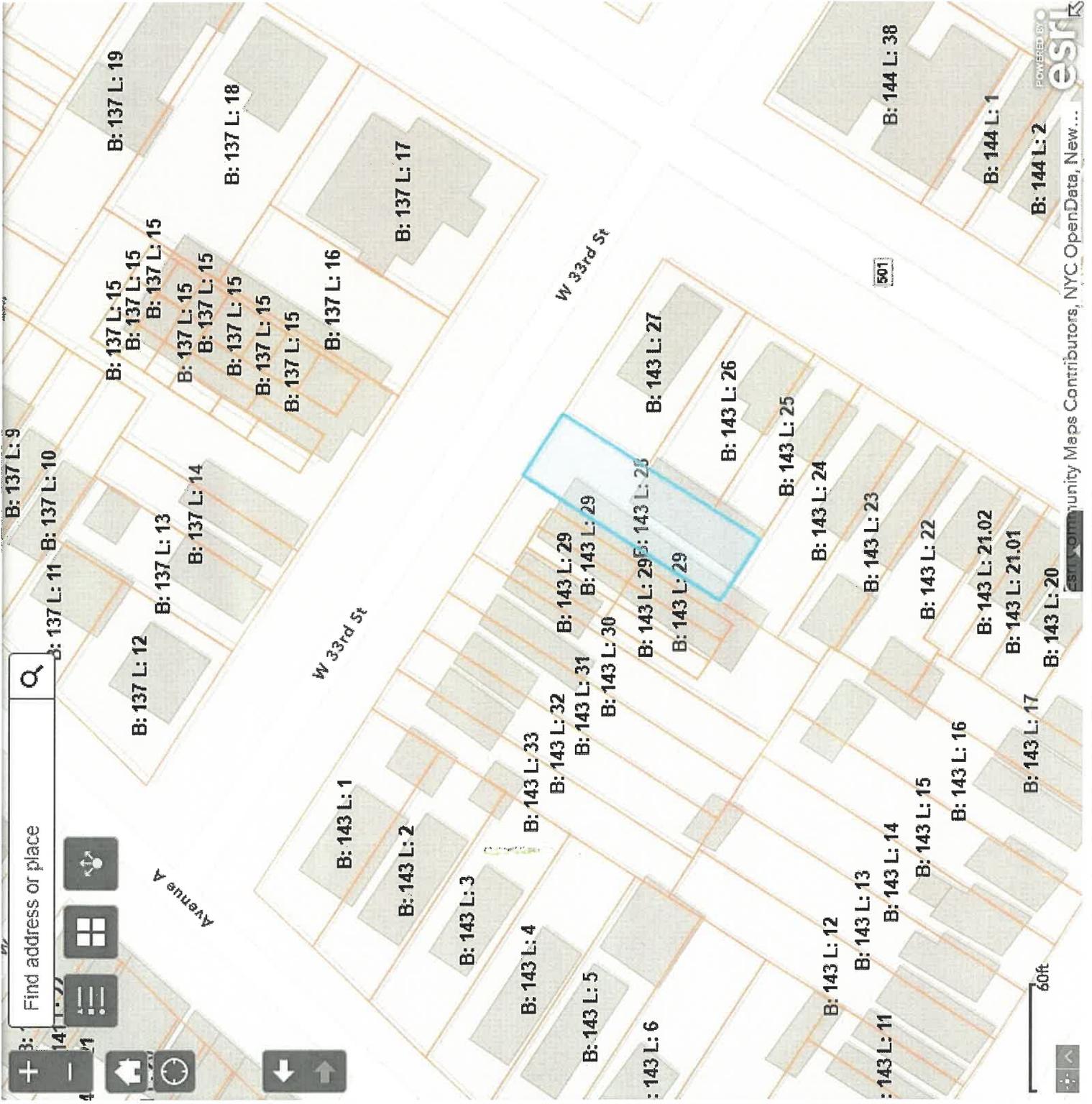
City of Bayonne  
New Jersey

Figure 1:

Location Map

Mapping obtained from  
NJ Office of GIS

Beacon Planning and Consulting Services, LLC  
315 Route 34 - Suite 129  
Colls Neck, New Jersey 07722

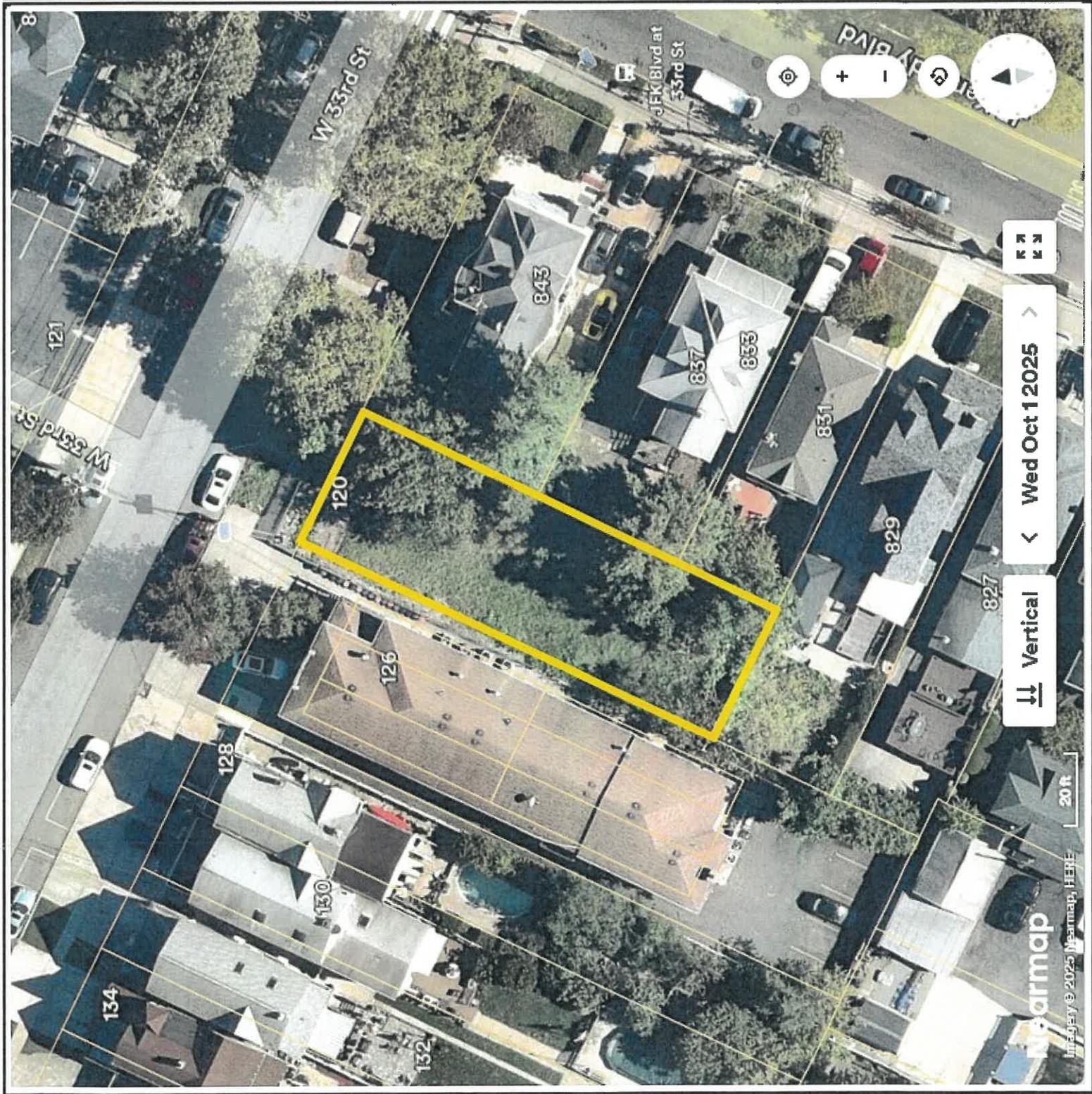


120 - 122 W. 33rd Street  
Redevelopment Plan

City of Bayonne  
New Jersey

Figure 2:  
Redevelopment  
Area

Mapping obtained from  
Nearmap: 10/01/2025  
Beacon Planning and Consulting Services, LLC  
315 Route 34 - Suite 129  
Colls Neck, New Jersey 07722



120 - 122 W. 33rd Street  
Redevelopment Plan

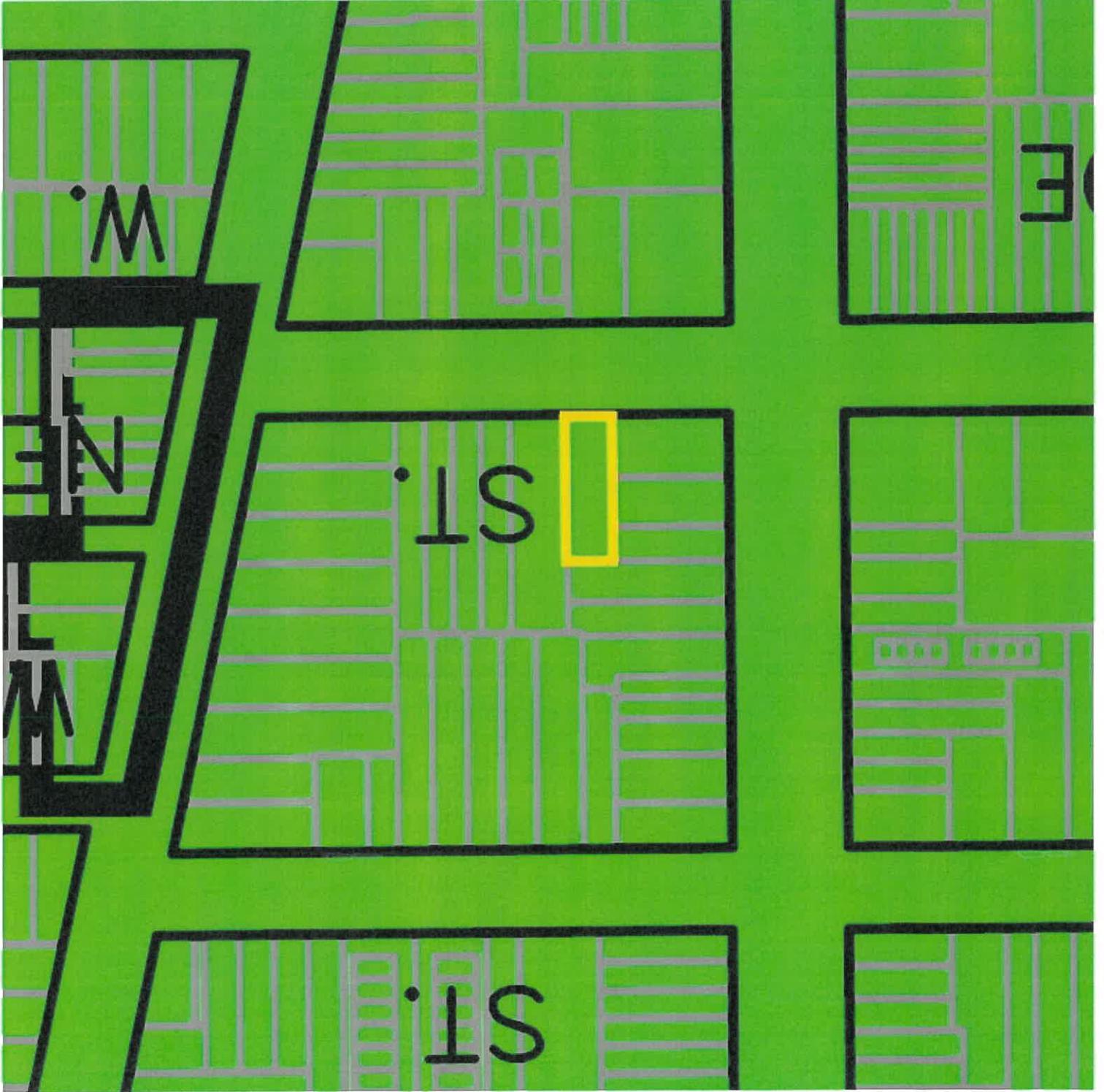
City of Bayonne  
New Jersey

Zoning Designations



R-2

Obtained from:  
City of Bayonne  
Zoning Map  
September 2020



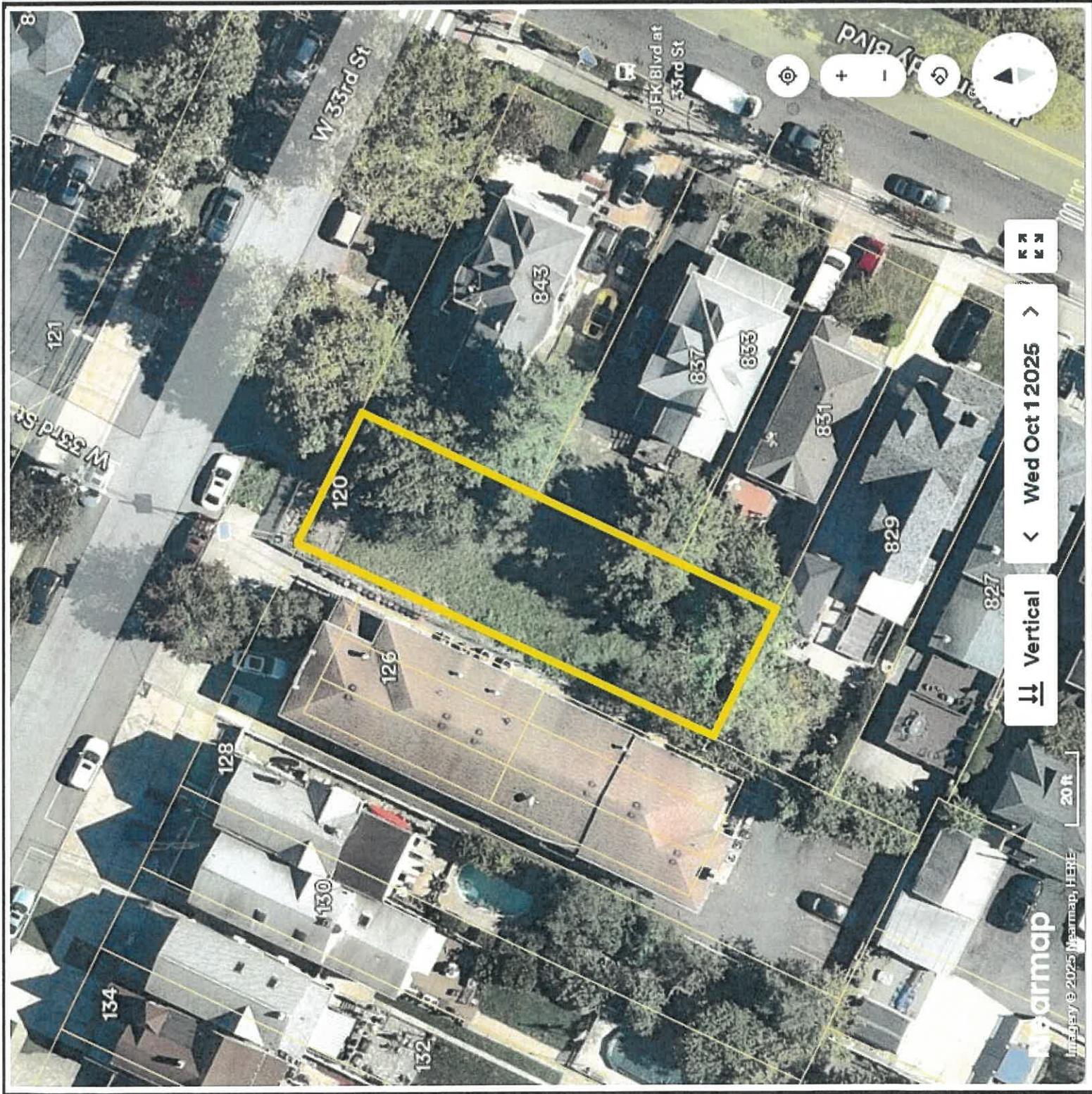
120 - 122 W. 33rd Street  
Redevelopment Plan

City of Bayonne  
New Jersey

Figure 4:  
Proposed Zoning

Mapping obtained from  
Nearmap: 10/01/2025

Beacon Planning and Consulting Services, LLC  
315 Route 34 - Suite 129  
Colts Neck, New Jersey 07722





**Resolution No. 25-04-16-082**

Agenda No. R-1

On the motion Council Member Perez  
Seconded by Council Member Weimmer

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE  
RESOLUTION NO: 25-07-16-049**

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 120-122 WEST 33<sup>RD</sup> STREET AND DESIGNATED AS BLOCK 143, LOT 28 AS 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 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 Municipal 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 October 18, 2023, the City Council of the City of Bayonne adopted Resolution No. 23-10-18-055 which authorized and directed the City of Bayonne Planning Board ("Planning Board") to undertake a preliminary investigation to determine whether certain property located at 120-122 West 33<sup>rd</sup> Street, identified as Block 143, Lot 28 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 July 8, 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 MUNICIPAL 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 120-122 West 33<sup>rd</sup> Street, identified as Block 143, Lot 28 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 143, Lot 28, in accordance with the LHRL, N.J.S.A. 40A:12-1 *et seq.*

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

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

**Section 6.** This Resolution shall take effect immediately.

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

A TRUE COPY

*Madelene C. Medina*  
CITY CLERK