

Second Amendment  
**HARBOR STATION NORTH  
REDEVELOPMENT PLAN**  
Block 660.01, Lot 1



**Date of Adoption for the Second Amendment: \_\_\_\_\_, 2026**

City of Bayonne, Hudson County, New Jersey

*Prepared by:*

*Department of Planning, Zoning and Development*



**Clarke Caton Hintz** | 100 BARRACK STREET | TRENTON, NJ | 08608



*Second Amendment to the*  
**Harbor Station North Redevelopment Plan**  
**Tax Assessment Block 660.01, Lot 1**

*Formerly, Redevelopment Blocks HS-8 and HS-10, and portions of Memorial Boulevard North (also Road A-N), and the extension of 41<sup>st</sup> Street (also Road B)*

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 \_\_\_\_\_, 2026 following endorsement by the Planning Board of the City of Bayonne on \_\_\_\_\_, 2026.

*Prepared for the City of Bayonne by the Division of Planning and Zoning, Dept. of Administration by:*



---

Suzanne T. Mack, PP, AICP, CTP, FITE, AHP  
City Planner  
*NJ Professional Planner License No. 4421*

*And Planning Consultant:*

A handwritten signature in blue ink that reads 'Brian M. Slaugh'.

---

Brian M. Slaugh, PP, AICP  
*NJ Professional Planner License No. 3743*

**Clarke Caton Hintz** | 100 BARRACK STREET | TRENTON, NJ | 08608

*And Engineering Consultant:*

A handwritten signature in black ink that reads 'Andrew Raichle'.

---

Andrew Raichle, PE  
*NJ Professional Engineer License No. 24GE04188900*



## **Mayor and City Council**

The Honorable Robert Kubert, Mayor  
Gary La Pelusa, Sr., City Council President and 3rd Ward Council Member  
Neil Carroll, III, 1st Ward Council Member  
Jacqueline Weimmer, 2nd Ward Council Member  
Loyad Booker, Jr., Council Member-at-Large  
Juan M. Perez, Council Member-at-Large

Donna M. Russo, Esq., Director, Department of Law  
Madelene C. Medina, RMC, Municipal Clerk

## **Planning Board**

Karen Fiermonte, Chair  
Maria I. Valado, Vice Chair  
Ramon Veloz, Mayoral Designee  
Loyad Booker, Jr., Council Member  
Ahmed Lack  
Edward J. Lubach, Jr.  
Steven Rhodes  
Caitlyn Schaible

Richard N. Campisano, Esq., Planning Board Attorney  
Joseph P. Baumann, Jr., Esq., Redevelopment Attorney  
John P. Wyciskala, Esq., Ingelsino Taylor, Redevelopment Attorney  
Andrew Raichle, PE, PP, Watermen, LLC,  
Special Project and Redevelopment Engineer  
Brian Slaugh, PP, AICP, Clarke Caton Hintz, Consulting Planner

## **City Officials**

Joseph D. Skillender Jr., Esq., Director  
Department of Planning, Zoning, and Development  
Alicia Losonczy, Land Use Administrator  
Suzanne T. Mack, PP, AICP, CTP, AHP, City Planner



# Table of Contents

INTRODUCTION..... 1

SITE LOCATION MAP.....2

OVERVIEW OF AMENDMENTS TO THE HARBOR STATION NORTH REDEVELOPMENT PLAN.....3

SECTION 2.....3

2.1 LAND USE PLAN .....3

2.1.1 ~~PERMITTED LAND USES~~ USE REGULATIONS..... 4

2.1.2 BULK REQUIREMENTS .....7

2.1.3 OFF-STREET PARKING AND LOADING REQUIREMENTS .....8

2.1.4 SPECIAL DEVELOPMENT REQUIREMENTS ..... 9

2.1.5 SIGNS .....10

2.1.6 DESIGN STANDARDS..... 11

SECTION 6..... 13

6.1 DEFINITION OF TERMS ..... 13

ATTACHMENT A: RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO RE-OPEN AND CONSIDER AN AMENDMENT TO THE HARBOR STATION SOUTH REDEVELOPMENT AREA ..... 14

ATTACHMENT B: PLANNING BOARD RESOLUTION ENDORSING THE AMENDMENT TO THE REDEVELOPMENT PLAN ..... 16

APPENDIX C: MUNICIPAL COUNCIL ORDINANCE ADOPTING THE AMENDMENT TO THE REDEVELOPMENT PLAN ..... 17



## INTRODUCTION

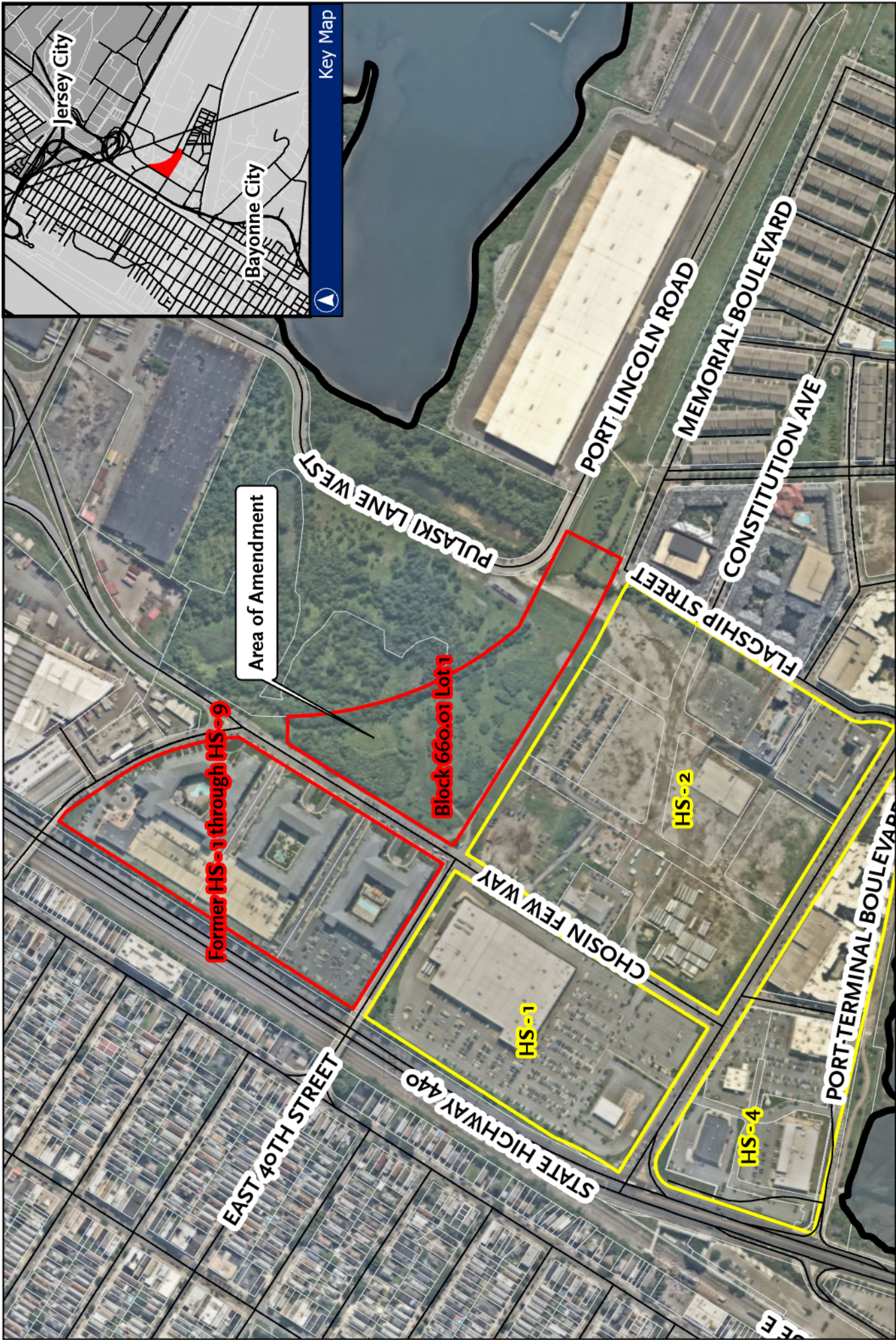
The Harbor Station North Redevelopment Plan governs the development and redevelopment of the northwest part of the former Military Ocean Terminal of Bayonne (MOTBY), which was renamed the Peninsula at Bayonne Harbor to announce its transformation as a new mixed use extension of the City. Harbor Station North is consequently part of the Peninsula at Bayonne Harbor redevelopment project, which included the entirety of the former Military Ocean Terminal at Bayonne (MOTBY), excluding the US Coast Guard facility. The Peninsula at Bayonne Harbor Redevelopment Plan, produced by the Bayonne Local Redevelopment Authority, was adopted on December 15, 2004 with subsequent amendments through October 21, 2021 (the “orange book”). Following this overall redevelopment plan, a specific area plan, the Redevelopment Plan: The Peninsula at Bayonne Harbor – Harbor Station North Redevelopment Area, was adopted on September 17, 2014 that guided most of the current redevelopment visible today in the area.

This amendment applies to a sub-area of the Harbor Station North Redevelopment Plan formerly known as Block HS-8 and Block HS-10 in the orange book, that covers about 10.2 acres. The area also includes the land that had made up the rights-of-way of Road A-N as depicted on the tax assessment map (Plate 123) of the City and labeled as Memorial Boulevard North in the orange book, as well as Road B (unlabeled on the tax map) and listed as an extension of E. 41<sup>st</sup> Street in the orange book. These streets were vacated by Ordinance O-24-28 adopted by City Council on April 17, 2024. A lot consolidation plan, prepared by Frank J. Barlowski, PLS, dated July 6, 2020, revised to March 1, 2024, was filed with the County Clerk of Hudson County to record this action and establish the new block and lot tax assessment designation of Block 660.01, Lot 1 as well as the deed, for the consolidated property.

Blocks HS 1-7 and 9 (orange book redevelopment blocks) have been developed by Centre Street Redeveloper, LLC, affiliates of the Kushner Real Estate Group, into a mixed use development of four-story multi-family housing in three buildings totaling 625 units with approximately 10,000 sf. of retail space on Centre Street. Block 660.01, Lot 1 is the remaining land in Harbor Station North. See the site location map on the following page.

The Municipal Council adopted Resolution 25-06-18-056 which authorized and directed the Planning Board to “...to re-open and amend the Redevelopment Plan and sub-Redevelopment Plans to provide for enhanced flexibility in design, density and uses within Block 660 ... to encourage and facilitate further redevelopment at the Property”. The contents of that amendment constitute this document. This resolution is attached as Appendix A at the end of the document.





# Harbor Station North Block 660.01, Lot 1



Clarke Caton Hintz  
 Architecture  
 Planning  
 Landscape Architecture

LOCATION:  
 Bayonne City, Hudson County, NJ

DATE:  
 August 2025

SOURCE:  
 Aerial Imagery  
 Nearmap (October 5, 2024)

Harbor Station North  
 Harbor Station South



Key Map

Jersey City

Bayonne City

Area of Amendment

Former HS-1 through HS-9

Block 660.01 Lot 1

HS-1

HS-2

HS-4

EAST 40TH STREET

STATE HIGHWAY 440

CHOSIN FEW WAY

FLAGSHIP STREET

PULASKI LANE WEST

PORT LINCOLN ROAD

MEMORIAL BOULEVARD

CONSTITUTION AVE

PORT TERMINAL BOULEVARD

---

**OVERVIEW OF AMENDMENTS TO THE HARBOR STATION NORTH REDEVELOPMENT PLAN**

The following is an outline of the amendments and modifications to the Harbor Station South Redevelopment Plan.

- Existing language is indicated in sans serif, [thus], new language is underlined [thus], deleted language is indicated with a strikethrough [~~thus~~].
- As a Plan Amendment, this document should be read in *pari materia* with the specific area plan, the *Redevelopment Plan: The Peninsula at Bayonne Harbor — Harbor Station North Redevelopment Area*, dated September 17, 2014.
- Any part of the Plan that is not included in this amendment remains the same as in the September 17, 2014 document.

Nothing in this amendment should be construed as to contradict any existing, executed agreements. Following are the changes to the September 17, 2014 Redevelopment Plan.

**SECTION 2**

**2.1 LAND USE PLAN**

This Plan envisions the Harbor Station North District being developed for higher density multi-family residential, commercial, recreational and light industrial uses and parking lot areas (as to Block 641, Lot 1 only), ~~with the potential to include mixed-use retail on the ground floor of residential structures.~~ The land use designation is compatible with the Original Plan for the balance of the Peninsula and ~~the 4-story Harbor Pointe (formerly Alexan City View) development to the east.~~ It is also consistent with the well-established pattern of locating distinctive residential development close to major urban arterial roadways such as Route 440 and the NJ Turnpike that have typically functioned as some of the most desirable locations for urban living in the City and Hudson County. This land use plan recognizes that the Harbor Station North District can accommodate and support higher density residential use by virtue of its location which provides easy access to major roadways, the Hudson Bergen Light Rail Stations and Newark Liberty International Airport while sitting in close proximity to major community amenities such as the South Cove Commons and Bayonne Crossing shopping centers.

This Plan anticipates that redevelopment will occur in a phased manner with the initial phase occurring ~~in the northwest corner of the Harbor Station North District west of Chosin Few Way.~~ The development potential and specific location of additional phases located east of Chosin Few Way is currently uncertain ~~given the indeterminate future market demand for multi-family residential development.~~ Retail use shall be allowed to a limited degree in any or all phases if ~~the mixed-use option is pursued.~~

Blocks HS 8 and HS10 were envisioned as open space parcels in the Peninsula at Bayonne Harbor redevelopment plans, with the Maritime District adjoining the parcels to the north. The Harbor Station North Redevelopment Plan opened up the possibility of additional residential



development on these parcels. The geometry of the redevelopment blocks, however, make an efficient layout of residential parcels difficult to achieve and may have less economic benefit than other uses, though such use remains a viable option with appropriate design of buffers adjacent to the Maritime District. The Maritime District is under the control of the Port Authority of New York and New Jersey (“PANYNJ”) which has focused on the development of port-associated warehousing and distribution. Additional non-residential land uses on the Harbor Station North property located east of Chosin Few Way and north of E. 40<sup>th</sup> Street can serve as transitional uses between the completed Harbor Station North residential uses and the approved residential uses in Harbor Station South and are preferred in this amendment. These transitional uses can serve as horizontal separations from the Maritime District and by their physical presence function as mitigation of potential nuisances from port activities. Block HS-8 and HS-10, now known by their tax assessment designation, Block 660.01, Lot 1, following the filing of a consolidation plan, serve as the land area for such transition from the Maritime District to each Harbor Station redevelopment area.

2.1.1 ~~PERMITTED LAND USES~~ USE REGULATIONS

The permitted land uses in the Harbor Station North District are as follows:

- A. Permitted Principal Uses for redevelopment Blocks HS-1 through HS-9 (Block 600, Lots 1.01, 2 and 3) and Block 641, Lot 1.01.
  - 1. Multi-family residential.
  - 2. Surface parking lot area (as to on Block 641, Lot 1.01 only).
  - ~~3. Public Right-of-Way (as to Block 641, Lot 2 only).~~
- B. Permitted Principal Uses for Block 660.01 Lot 1; only one such principal use shall be permitted on the lot.
  - 1. Commercial Recreation.
  - 2. Entertainment.
  - 3. Multi-family residential.
- C. Permitted Accessory Uses for Multi-Family Residential Principal Uses:
  - 1. Resident amenities, including but not limited to, terraces, swimming pools, fitness centers, rooftop patios and rooftop gardens.
  - 2. Fences subject to the provisions of Section 35-4.14 of the City's Zoning Regulations.
  - 3. Retail sales and services (not to exceed 20,000 sf. of gross leasable area in the aggregate ~~in Harbor Station North District~~). ~~Retail uses inconsistent with a high-quality residential project shall be prohibited.~~

4. Parking structures subject to the Development Regulations attached hereto as Appendix B. Two driveway curb cuts are permitted per lot; however, depending on the ultimate configuration of buildings and lots, additional curb cuts may be permitted by the Planning Board.
  5. Open Space/Parks.
- D. Permitted Accessory Uses for Block 66o.01, Lot 1.
1. Arcade in an enclosed space and provided no games of chance shall be permitted.
  2. Assembly rooms.
  3. Conference rooms.
  4. Equipment rental.
  5. Event space, both indoor and outdoor.
  6. Retail and gift shop.
  7. Kiosks.
  8. Locker rooms.
  9. Miniature golf.
  10. Off-street surface and structured parking, subject to Section 2.1.3 and Appendix B.
  11. Pro shop.
  12. Restaurant with indoor and/or outdoor seating.
  13. Signs, subject to Section 2.1.5.
  14. Tavern and bar with indoor and/or outdoor seating, provided any outdoor seating is located towards the interior of the site or adequately buffered from the street.
  15. Accessory uses customarily incidental to a principal permitted use and located on the same lot.
- E. Permitted Conditional Uses for Block 66o.01, Lot 1.
1. Warehousing and distribution, provided such use meets the following criteria:
    - a. Any vehicle 25,000 lbs. or greater in gross vehicle weight registered and all commercial trucks distributing from the warehouse use shall only enter and exit the site from Port Lincoln Road/Pulaski Lane West.
    - b. Loading docks used for distribution purposes (as opposed to providing supplies for the operation of the facility itself) shall face north or east. On any

- side of the loading dock operation facing a street with a residential use on the opposite side, a sound barrier shall be installed to attenuate noise emanating from the operation of the facility. Such sound barrier shall be subject to the review and approval of the City's sound expert.
- c. The warehousing and distribution use is approved and included in a redevelopment agreement.
  - d. For any fulfillment center use, a detailed traffic impact analysis shall be prepared to demonstrate that:
    - 1) Proposed on-site parking and/or off-site parking through an arrangement permitted by the Planning Board, is sufficient for the projected employee count during each shift; and
    - 2) There are appropriate measures in place to mitigate the projected traffic impacts of a specific tenant's operations. Should the end user be unknown at the time of an application for a warehouse and distribution building, this condition shall continue as an on-going requirement attached to any development approval that is contemplated to meet the definition of a fulfillment center until such a time as the tenant of the building is known and prior to the issuance of a Continuing Certificate of Occupancy or Certificate of Occupancy for subsequent tenants of the warehouse and distribution use.
    - 3) It shall be the responsibility of the Redeveloper or subsequent owner of the property to demonstrate compliance with this condition subject to the reasonable review and approval of the City's Traffic Engineer/Consultant.
2. Flex space, provided the following criteria are met:
- a. Any vehicle 25,000 lbs. or greater in gross vehicle weight registered shall only enter and exit the site from Port Lincoln Road/Pulaski Lane West.
  - b. Warehousing and distribution space, and assembly from previously manufactured parts and materials shall be limited to no more than 80% of net leasable demised tenant space.
  - c. Office space shall be limited to no more than 50% of the net leasable demised tenant space.
  - d. Retail showroom space shall be limited to 30% of the net leasable demised tenant space.
  - e. The flex space use is approved and included in a redevelopment agreement.

2.1.2 BULK REQUIREMENTS

A. ~~The following bulk requirements shall govern development within the Harbor Station North District follows~~ for Block 641, Lot 1.01.

1. Minimum Lot Area: N/A
2. Minimum Lot Frontage: N/A
3. Maximum Building Height: 125 feet
4. Minimum Front Yard Setback: 0 feet
5. Minimum Side Yard Setback: 0 feet
6. Minimum Rear Yard Setback: 0 feet
7. Maximum Impervious Coverage: ~~90% of entire Harbor Station North District.~~
8. Maximum Floor Area Ratio: ~~1.35 of entire Harbor Station North District.~~
9. Maximum Lot Coverage: 100%
10. Minimum Residential Density: 40 units per acre

B. The following bulk requirements shall govern Block 660.01, Lot 1.

1. Commercial Recreation and Entertainment Uses.
  - a. Minimum Lot Area: 5 acres
  - b. Minimum Lot Frontage: 400 feet.
  - c. Maximum Building Height: 60 feet.
  - d. Minimum Front Yard Setback: 25 feet.
  - e. Minimum Side Yard Setback: 25 feet.
  - f. Minimum Rear Yard Setback: 20 feet.
  - g. Maximum Building Coverage: 30% of lot area.
  - h. Maximum Lot Coverage: 90% of lot area.
  - i. Minimum Parking Lot Setback from Property Line: 8 feet.
2. Multi-Family Uses. As required for Redevelopment Blocks HS-1 through HS-9 (Block 600, Lots 1.01, 2 and 3).
3. Industrial and Flex Space Uses.
  - a. Minimum Lot Area: 5 acres



- b. Minimum Lot Frontage: 400 feet.
- c. Maximum Building Height: 60 feet.
- d. Minimum Front Yard Setback: 35 feet.
- e. Minimum Side Yard Setback: 35 feet.
- f. Minimum Rear Yard Setback: 20 feet.
- g. Maximum Building Coverage: 40% of lot area.
- h. Maximum Lot Coverage: 90% of lot area.
- i. Minimum Parking Lot Setback from Property Line: 10 feet for passenger vehicles, 20 feet for all other vehicles.

### 2.1.3 OFF-STREET PARKING AND LOADING REQUIREMENTS

Except as specifically provided herein, parking shall be required in accordance with the provisions of Section 35-17 of the City's Zoning Regulations.

- A. Redevelopment shall maintain an off-street parking ratio of a minimum of 1.0 parking spaces per dwelling unit. *De minimus* exceptions from the Residential Site Improvement Standards promulgated by the New Jersey Department of Community Affairs (N.J.A.C. 5:21-1 et seq.) with respect to parking applicable to development within Harbor Station North District shall be granted.
- B. ~~Redevelopment shall maintain an off-street and on-street parking ratio of 3.0 parking spaces per 1,000 sf of gross leasable retail space.~~ The following off-street parking requirements shall apply to non-residential uses:
  1. Retail sales and services; Offices: Three spaces per 1,000 sf. of gross leasable area.
  2. Warehouse and distribution: One space per 8,000 sf. of net floor area devoted to the warehouse and/or distribution space.
  3. Assembly: One space per 500 sf. of net floor area devoted to the assembly use.
  4. Commercial Recreation: 4.0 spaces per 1,000 sf. of gross floor area of a building or structure used in the conduct of the business, but not to include open space areas generally unimproved and ancillary to the rules or regulations governing the activity.
  5. Entertainment: 1.0 space per each four seats in the performance or screening venue; 1.0 space per bowling lane, and spaces equal to 30% of the legally permissible occupancy under fire safety regulation for uses with activities not requiring seats (e.g., roller rinks).

- C. [Unchanged]
- D. [Unchanged]
- E. [Unchanged]
- F. Electric vehicle parking shall be provided in compliance with P.L. 2021, Ch. 171, and the NJDCA Model EV Ordinance.
- G. Mechanical parking systems are permitted to increase parking capacity. Parking spaces incorporating a mechanical system shall be exempt from the dimensional requirements specified herein but shall conform to all manufacturer specifications.

#### 2.1.4 SPECIAL DEVELOPMENT REQUIREMENTS

[A through C Remain Unchanged]

- D. *Remediation:* All remaining site remediation shall be completed in accordance with the New Jersey Department of Environmental Protection (the "NJDEP") rules, regulations and standards for residential use. Documentation confirming the completion of site remediation such as "no further action" letters, "remedial action outcome" letters or the equivalent shall be provided prior to the issuance of a certificate of completion for any applicable phase of a project. Establishment of a Classification Exception Area, the imposition of monitoring requirements and the like, which were conditions of any remediation, shall not preclude the issuance of a certificate of completion. Proposed development shall conform to the requirements of any applicable NJDEP rules, regulations and standards for residential use and any and all existing NJDEP requirements for compliance based on the existing Deed Notices dated January 18, 2007 and June 18, 2007 and any other environmental regulatory constraints within the Harbor Station North District. The designated redeveloper of the Harbor Station North District shall be solely responsible for all environmental regulatory compliance upon acquisition of the property. Development that requires Redeveloper-constructed underground improvements within the City's right-of-way may encounter soil or groundwater contamination. All Redeveloper construction cost premiums associated with soil and/or groundwater contamination associated with the construction of utility service lines and laterals shall be the sole responsibility of the Redeveloper.
- E. [Unchanged]
- F. *Trash/Recycling:* All trash, recycling and refuse storage, whether of dumpsters, compactors or recycling containers of any kind, shall be fully enclosed and screened within the building or, if outside, within an enclosure that is a minimum of ~~6~~ 8-feet in height or otherwise screened adequately from any public road, and also in accordance with the Development Regulations attached hereto as Appendix B. Trash ~~dumpsters~~ disposal facilities shall be provided at central locations identified on the site plan as approved by the Planning Board ~~made known to the City.~~ No trash dumpster, compactor or recycling container of any kind shall be filled to overcapacity or lack a cover. All solid waste handling, storage and

disposal shall be by private entities and not the municipality.

G. Utilities and Flood Hazard Protection.

1. A stormwater management plan and engineer's report shall be prepared for review and approval by the City Engineer and/or Redevelopment Engineer ~~BMUA~~. Such plan shall comply with ~~BMUA~~ and NJDEP rules and regulations.
2. Public water and sanitary sewer utility extensions as approved by the Bayonne Department of Municipal Services ~~the BMUA~~, Hudson County, the Passaic Valley Sewerage Commission and/or NJDEP shall be provided. The designated redeveloper shall be responsible for the ownership, operation and maintenance of all sanitary, stormwater and water utilities serving a project, including connections and service fees, up to the City's main lines for such facilities.
3. Development shall meet the minimum flood protection standards of Bayonne's Flood Hazard Prevention Ordinance, the Uniform Construction Code, the NJDEP Flood Hazard Area Control Act and the stormwater regulations in effect at the time of an application. Applicants are encouraged to exceed the minimum regulatory requirements in anticipation of the effects of climate change, including sea level rise and increased frequency/intensity of storms accompanying such effects.
4. Redevelopers seeking approval for development in the redevelopment area shall obtain "will serve" letters for public water, sanitary sewer, natural gas, and electricity from the public authorities, utilities, or other entities providing same prior to the submittal of an application for development or in the alteration, provide credible plans, documents, reports and studies demonstrating the means whereby such services will be provided for the development as proposed in the application.

H. [Unchanged]

I. [Unchanged]

2.1.5 SIGNS

A. Signs for the Harbor Station District North shall conform to the provisions of the Development Regulations attached hereto as Appendix B, except as modified herein.

B. Signs for Commercial Recreation Uses in Block 660.01, Lot 1.

1. Wall signs. Wall signs shall be permitted on three facades of a building. Each façade shall be permitted a total of 750 sf. of signs, not to exceed four signs per façade and an aggregate total of 1,200 sf. of wall signs for all three facades.
2. Freestanding signs. One freestanding sign shall be permitted, not to exceed 50 feet in height and 600 sf. in sign area. In plan view, the sign shall be setback from any right-of-way a minimum of 15 feet. The sign shall be supported by a rectangular base



- at least 20 sf. in cross-section. The base of the sign shall be liberally landscaped with a mixture of seasonal and year-round plants. A second freestanding sign shall be permitted within the playing field or area, not to exceed 825 sf. in area or 20 feet in height, provided that the sign has one sign face and is oriented internally to the players.
3. Variable Message Signs. Two variable message signs shall be permitted, provided their messages are directed towards the interior of the premises. Each sign shall not exceed 1,500 sf. in sign area and shall not exceed 60 feet in height.
  4. Directional and Incidental Signs. Signs providing wayfinding at the perimeter of the premises and for internal pedestrian and vehicular circulation shall be permitted, provided they do not exceed 7 feet in height and 12 sf. in sign area. Such signs may be freestanding or wall mounted. Incidental informational signs shall be permitted provided they do not exceed 2 sf. in area. While there is no limit to the number permitted, their location shall be designated on a site plan and approved by the Planning Board to ensure there is no impediment to clear sight distance requirements or create other negative impacts. If wall mounted, such signs shall not count towards the number and square footage limitations in Section 2.1.5. B.1.

#### 2.1.6 DESIGN STANDARDS

- A. Redevelopment within Harbor Station North District shall adhere to the design standards and guidelines provided in the Development Regulations attached hereto as Appendix B, except as modified herein.
- B. Recreation Fencing. Any recreational use utilizing a hit or thrown ball may enclose the active playing field with fencing or pylons and netting up to 200 feet in height as measured from the curbline elevation of the nearest public street and shall be designed to sufficiently prohibit the exit of balls from the premises. Such fencing or netting shall be set no closer than 8 feet from the right-of-way line of the public street as measured from the fence fabric.
- C. Uses within Harbor Station North shall be connected together with a system of sidewalks, and where appropriate, bicycle facilities, for employment commuting, recreation, and alternate mobility purposes.
- D. Traffic Signal Preemption for Emergency Services. A minimum of one traffic signal abutting or near to 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 intersection(s), upon a finding by the Department of Public Safety that such signal preemption shall be a benefit to public health and safety serving Block 660.01, Lot 1. The equipment specifications are on file with the Department of

Public Works, Division of Signal.

- E. Lighting. Lighting shall be used to provide safety while accenting key architectural elements and emphasizing landscape features. Light fixtures shall be treated as an integral design element that complements the overall design of a project. This may be accomplished through style, material, and/or color. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
1. General
    - a. Light sources for commercial recreation shall be focused towards the playing field or area and oriented in a direction that minimizes visibility from streets or adjacent properties.
    - b. Architectural accent lighting is allowed.
    - c. Except for roadway and driveway intersections, lighting shall be oriented so it does not direct glare or illumination onto streets in a manner that may distract or interfere with the vision of drivers, cyclists, or pedestrians on such streets. See also, §2.1.6.E.4.
    - d. Manufacturer's cut sheets for each luminaire and lighting related product shall be submitted for review and approval.
    - e. Lighting levels may be lessened outside of business hours, except as required for its maintenance and safety operations.
  2. Mounting
    - a. Light sources may be ground mounted, on buildings, or on poles.
    - b. Lighting sources shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site adjacent or across the street from an existing or planned residential use, where practically feasible.
  3. Fixtures
    - a. Light poles and fixture heads shall be generally consistent in style and color throughout a development to establish uniformity, excepting commercial recreation playing areas. Deviations may be approved by the City when a specific theme or increased energy efficiency is desired.
    - b. All lighting fixtures illuminating the exterior perimeter of the site shall be full cutoff in design to direct light downward and minimize the amount of light spilled into the night sky and onto adjacent properties, unless otherwise permitted by the City Engineer or City Redevelopment Engineer, as the case may be. Commercial recreation uses may utilize directional LED for illuminated playing fields or areas.

- c. All new lighting shall be light emitting diode (LED) or an energy efficient equivalent.
4. Post Installation and Operation of the Lighting System. Upon notification by the appropriate City official to the Redeveloper and subsequent owner or lessee of a finding of glare affecting public safety, it shall be a continuing condition of any site plan approval for the Redeveloper and/or subsequent owner or lessee to provide a lighting report by a qualified lighting expert assessing the glare impacts created by the lighting design and making recommended mitigation methods. Mitigation methods may include the adjustment of the fixtures, installation of additional landscaping, or similar measures as approved by the City Engineer or City Redevelopment Engineer.

## SECTION 6

### 6.1 DEFINITION OF TERMS

- A. The use and understanding of terms shall be consistent with the definitions listed at N.J.S.A. 40A:12A-3 of the Local Redevelopment and Housing Law, N.J.S.A. 40:55D-3 to N.J.S.A. 40:55D-7 of the Municipal Land Use Law, and Section 33-2.2 of the City's Planning Regulations and the Development Regulations attached hereto as Appendix B.
- B. In addition to the terms as referenced in paragraph A, above, the following terms shall have the meanings indicated:

Commercial Recreation – Any building, structure or premises with athletic or entertainment facilities conducted for commercial purposes to generate profits for the operating enterprise, but not to include the 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 the winning or distribution of monetary or cash prizes.

Flex Space – A multi-purpose divided enclosed space combining at least an office use and warehousing in varying ratios typically, but not exclusively, in a multi-tenanted building that may also include a retail component to showcase manufactured products distributed from the facility or products assembled at the site.

Fulfillment Center – a specialized warehouse for the short-term storage, picking, packing, and shipping to provide the rapid processing and delivery of individual customer orders.

Variable Message Sign - A type of electrical or electronic changeable copy sign capable of depicting black and white, and full color, static and video sign messages.

ATTACHMENT A: RESOLUTION AUTHORIZING AND DIRECTING THE PLANNING BOARD TO RE-OPEN AND CONSIDER AN AMENDMENT TO THE HARBOR STATION SOUTH REDEVELOPMENT AREA

**MUNICIPAL COUNCIL OF THE CITY OF BAYONNE  
RESOLUTION NO. 25-06-18-056**

**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 RE-OPEN AND AMEND THE BAYONNE HARBOR REDEVELOPMENT PLAN AND SUB-REDEVELOPMENT PLANS FOR BLOCK 660 (KRE PHASE III) AND BLOCKS 815 AND 803 (HARBOR POINTE)**

**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**, on **August 24, 2001**, the Municipal Council adopted by Ordinance the Redevelopment Plan for the Peninsula at Bayonne Harbor (the “Property”), which was superseded by a subsequent Redevelopment Plan adopted on **December 15, 2004** (“Redevelopment Plan”); and

**WHEREAS**, the City has adopted various District Specific Redevelopment Plans for the Property, among which are sub-Redevelopment Plans for **Block 660 (KRE Phase III)** and Blocks 815 and 803 (Harbor Pointe); and

**WHEREAS**, pursuant to the provisions of N.J.S.A. 40A:12A-7(e) of the Redevelopment Law, the Planning Board, through the City’s staff and/or Planning Board professionals, is permitted to amend the Redevelopment Plan and sub-Redevelopment Plans; and

**WHEREAS**, the Municipal Council now believes it is in the best interests of the City to re-open and amend the Redevelopment Plan and sub-Redevelopment Plans to provide for enhanced flexibility in design, density and uses within **Block 660 and Blocks 815 and 803** to encourage and facilitate further redevelopment at the Property (the “Amended Redevelopment Plan”); and

**WHEREAS**, in accordance with the Redevelopment Law, the Municipal Council desires to direct the Planning Board to prepare the Amended Redevelopment Plan; and

**NOW, THEREFORE, 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 authorized and directed to re-open and prepare an amendment to the Redevelopment Plan, and any sub-Redevelopment Plans for **Block 660 (KRE**



**Second Amendment  
Harbor Station North Redevelopment Plan**

**May 13, 2026**

**Phase III) and Blocks 815 and 803 (Harbor Pointe)**, as shown on the official Tax Map of the City, in accordance with the Redevelopment Law.

Section 2. The Planning Board shall transmit the Amended Redevelopment Plan to the Municipal Council for further consideration and action upon completion of same.

Section 3. 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



**ATTACHMENT B: PLANNING BOARD RESOLUTION ENDORSING THE AMENDMENT TO THE  
REDEVELOPMENT PLAN**

To be inserted when available.



---

**APPENDIX C: MUNICIPAL COUNCIL ORDINANCE ADOPTING THE AMENDMENT TO THE REDEVELOPMENT PLAN**

AN ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY AMENDING THE REDEVELOPMENT PLAN FOR THE PENINSULA OF BAYONNE HARBOR, HARBOR STATION NORTH FOR THE PROPERTY KNOWN AS BLOCK 660.01, LOT 1 and a resolution fixing Wednesday, June 17, 2026 at 6:00 P.M. and the Dorothy E. Harrington Council Chambers as the time and place for a public hearing and final passage.  
*[Title Only]*

