

November 26, 2025

**NON - CONDEMNATION
Area in Need of Redevelopment Study**

Block 32, Lot 13.01 & 15

City of Bayonne, Hudson County, New Jersey

Referred for Study by the Municipal Council to the Planning Board
by Resolution #25-11-12-063

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The original of this document was signed and sealed in accordance with New Jersey Law.

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1 Introduction

1.1 PURPOSE OF STUDY

This Area in Need of Redevelopment Study (“Redevelopment Study”) has been prepared pursuant to Resolution No. 25-11-12-063 (the “Resolution”) adopted by the City Council of the City of Bayonne (“City Council” and “City”) on November 12, 2025, authorizing the City’s Planning Board to undertake this preliminary investigation (the “Investigation”) and Redevelopment Study (“Study”). CME Associates (“CME”) has prepared a preliminary investigation report on behalf of the Planning Board in accordance with the procedures set forth in the Local Redevelopment and Housing Law (LRHL), N.J.S.A. 40A:12A-1 et seq.

The Resolution requested that the following properties be investigated by the Planning Board, hereafter referenced as the “Study Area” or “the Properties”.

- 1. Block 32, Lot 13.01**
- 2. Block 32, Lot 15**

The adopted Resolution specifies that this current Redevelopment Study should be conducted as a preliminary investigation analysis for a ***Non-Condemnation*** Area in Need of Redevelopment determination.

- Resolution No. 25-09-17-053 (the “Prior Resolution”) had previously designated adjacent parcels within Block 32 (Lots 10, 11 and 12) as a Non-Condemnation Area in Need of Redevelopment.

The investigation and its findings herein serves as a formal assessment of the Study Area in order to identify whether said area meets the statutory criteria of an Area in Need of Redevelopment, pursuant to N.J.S.A. 40A:12A-5, the New Jersey Local Redevelopment and Housing Law (LRHL). A particular parcel or area qualifies for redevelopment if it meets one of the eight (8) statutory criteria that are listed in the LRHL. These criteria and the degree to which the parcels within the Study Area in the City of Bayonne meet these criteria are outlined in detail within this report. In the preparation of this study, the following records have been reviewed to the extent that data was available:

- Official Tax Maps of the City of Bayonne;
- Tax, building, and zoning records for the Study Area;
- Aerial photos of the Study Area;
- Ownership and sales information;
- Environmental contamination records;
- Police reports for the Study Area;
- City of Bayonne Comprehensive Master Plan; and

- Zoning Map and Ordinance of the City of Bayonne.

CME staff conducted a site and area inspection on November 19 and November 25, 2025 (the “site inspections”). The site inspections analyzed the existing uses and configuration of the land within the Study Area, any evidence of occupancy or lack thereof, and physical conditions using a photographic inventory of the Study Area in support of the Area in Need of Redevelopment determination.

The area subject to this preliminary investigation is hereafter referenced as the “Study Area” or “the Properties” within this Study.

A copy of the Resolution referenced herein, as well as photographs of the Study Area, Tax and other Maps are included in the Appendices section of this Study.

2 Redevelopment Process

The redevelopment statute sets forth a multi-step process that must be observed by the municipal governing body and Planning Board in order to enable the City of Bayonne to lawfully exercise the powers which accrue as a result of employment of redevelopment planning. This process is outlined below.

- The City Council must authorize the Planning Board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria in section 5 of P.L.1992, c.79 (C.40A:12A-5). This Resolution must state whether the designation would be “Non-Condemnation Redevelopment Area” or a “Condemnation Redevelopment Area.” This report confirms again, this is a **Non-Condemnation** Redevelopment Area investigation. This step was accomplished through Resolution # 25-11-12-063.
- The Planning Board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in, or would be affected by, the contemplated action. The results and recommendations of the hearing are then referred to the City Council in the form of a Planning Board resolution for formal action.
- Upon receipt of the recommendation from the Planning Board, the City Council may act to adopt a resolution designating the area in question, or any part thereof, as a condemnation area in need of redevelopment.

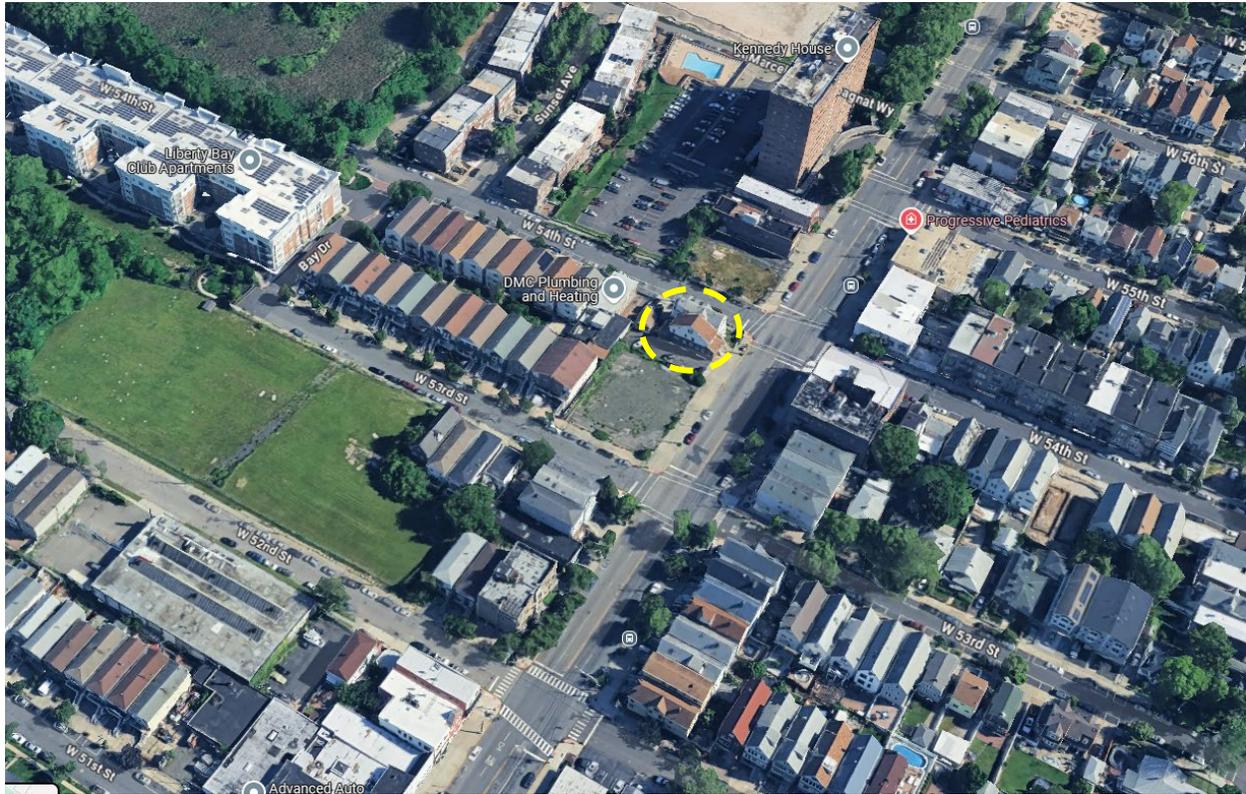
3 Study Area Boundary Delineation and Description

3.1 REGIONAL SETTING

The City of Bayonne is located in northeastern New Jersey, in the southern part of Hudson County. It is surrounded by water on three sides—directly bordered by Jersey City to the north, Brooklyn across New York Harbor to the east, the cities of Newark and Elizabeth across Newark Bay to the west, and Staten Island, just across the Kill Van Kull, to the south.

3.2 LOCATION

The approximately 7,550 +/- square foot Study Area consists of two (2) parcels identified on City Tax Maps as Block 32 Lots 13.01 and Lot 15, which are in the northern part of the City. The Study Area is bound by John F. Kennedy Boulevard (SE) and West 54th Street (NE), as well as the following parcels within Block 32: Lots 16 (NW) and Lot 12 (SW). There are approximately 75 and 100 feet along the John F. Kennedy Boulevard and West 54th Street, respectively. The Study Area is shown within the **Aerial Map** below.



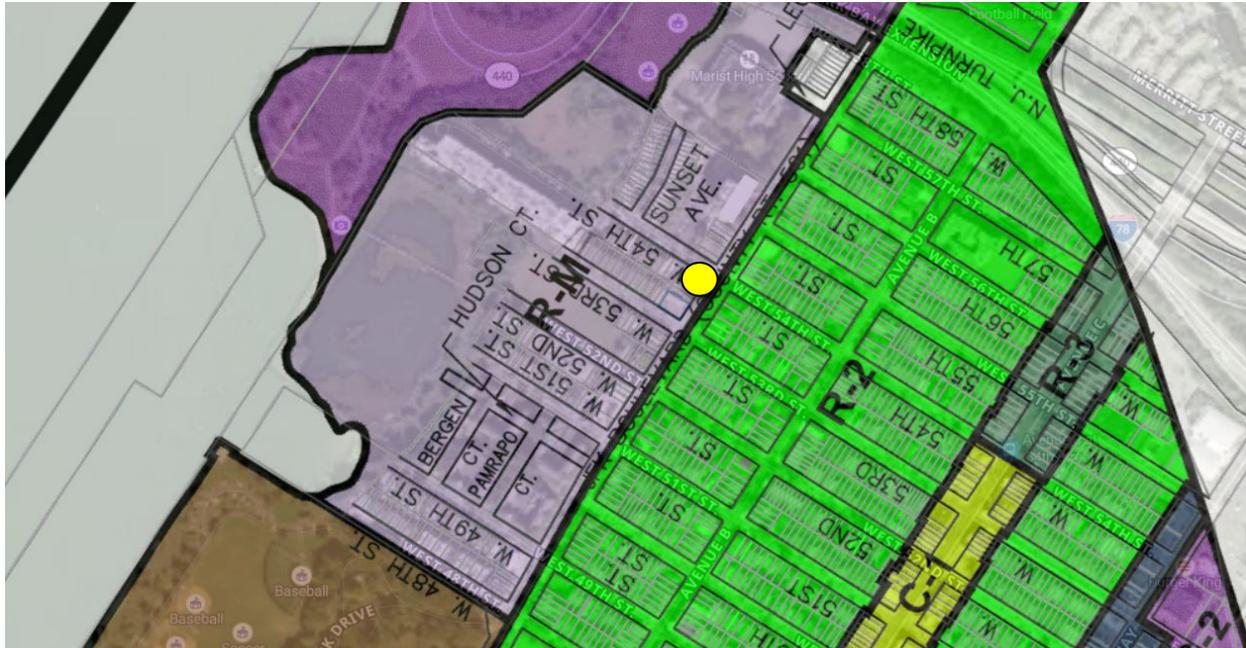
Block 32; Lot 13.01 & 15 – Area in Need of Redevelopment Study Area located along JFK Boulevard (County Route 501) and West 54th Street is shown in yellow dotted circle. Aerial view from Google Maps.

3.3 EXISTING ZONING DISTRICTS

Development regulations applicable to the Study Area are set forth within “The Revised General Ordinances of the City of Bayonne, 2002,” also referred to as the “Ordinance” within this Study.

Block	Lot	Address	Existing Zoning
32	13.01	1201-1203 JF KENNEDY BLVD	R-M High Density Residential District
32	15	1205 JF KENNEDY BLVD	R-M High Density Residential District

The Study Area is located entirely within the **R-M High Density Residential District**, with the **R-2 Detached/Attached Residential District** being located directly across JFK Boulevard to the SE, as illustrated in the **Zoning Map** below.



Bayonne’s Zoning Map developed by CME Associates in 2020. Yellow dot marks the study area and the surrounding zoning districts.

Chapter 35 (ZONING REGULATIONS) provides regulations applicable to the underlying zone districts, including but not limited to the following:

- § 35-5.5. R-M High Density Residential District.
- § 35-4. GENERAL PROVISIONS

§ 35-5.5 (R-M High Density Residential District) identifies the permitted uses and sets forth bulk regulations within the R-M district.

The R-M zone permits the following uses:

1. Detached single family dwellings.
2. Two family detached dwellings.
3. One family attached townhouses, with a minimum of two and a maximum of six dwelling units per structure. No more than one unit shall be permitted on an individual lot.
4. Two-family attached townhouses, with a minimum of four and a maximum of six dwelling units per structure. No more than two units shall be permitted on an individual lot.
5. Multiple family dwellings including three to six-family dwellings and low-rise apartment buildings.

6. High rise apartment buildings.
7. Home occupations.
8. Family day care homes.
9. Essential services.

The R-M District also has the following conditional uses:

1. Religious institutions: churches, synagogues, mosques, temples, convents, rectories, etc.
2. Educational institutions: Private and public elementary schools.
3. Community residences for the developmentally disabled; community shelters for victims of domestic violence; community residences for the terminally ill and community residences for persons with head injuries.
4. Hospital facilities, and their customary accessory structures and facilities.
5. Accessory parking on lots abutting commercial zone districts.
6. Fraternal organizations, lodges, community centers and other similar quasi-public uses.
7. Public Utility facilities.

A listing of R-M Zone Bulk Regulations is provided within the Appendices section of this Study.

3.4 MASTER PLAN PERSPECTIVE

The City of Bayonne last adopted its Comprehensive Master Plan in 2000. The most recent Reexamination Report of that Master Plan was completed in August of 2017 by DMR Architects who hosted a public meeting on June 26th, 2017, to gather input on the final draft of the report. The following objectives listed in the report may be relevant to a redevelopment investigation of the Study Area:

- Plan for and promote the redevelopment of underutilized or vacant commercial and industrial properties. This is noted as still being a major objective of the City.
- Address quality of life issues resulting from land use conflicts, intensive commercial and industrial uses, increases in residential density from illegal conversions, vacant or underutilized parcels, and limited parking in residential and commercial districts.
- Preserve established residential character wherever possible by preventing the intrusion of incompatible commercial and industrial uses.
- Recognize the potential of selected vacant, underutilized or deteriorated properties for in-fill residential development.
- Identify commercial and industrial properties that are suitable for adaptive reuse and encourage their redevelopment for housing.
- Address parking needs in both established residential and commercial areas and planning for parking demand associated with future residential, commercial and industrial growth in targeted areas of the City.

Recommendations from the Reexamination Report include:

- Promote the development of a range of housing types with a mixture of densities, including low, moderate, middle and market rate housing that is affordable to millennials, young families and empty-nesters seeking to remain or move into Bayonne (Section 4-Housing Recommendations).

3.5 IMPROVEMENT TO LAND EVALUATION

One indicator to determine the economic productivity of a property is its tax assessment data. The ratio of the assessed value of the improvements on the property to the value of the land is an indication of potential underutilization of the property. As stated in Chapter 5 (Defining Areas In Need of Redevelopment, The “e” criterion: Property Ownership and Title Issues, Stagnant and Unproductive Test) of *The Redevelopment Handbook: A Guide to Rebuilding New Jersey’s Communities, 3rd Edition* (“The Redevelopment Handbook”, pg. 79) “This ratio is called the “improvement ratio” or “improvement to land ratio” or “I/L” ratio”.... An improvement-to-land ratio of 1:1 or less suggests that the land is not currently supporting a reasonable value of improvements or that the property would have a higher market value if the improvements were removed, which could be evidence of stagnation. However, a low improvement-to land ratio, in itself, is not proof that a property is stagnant and unproductive and in need of redevelopment. For example, uses that typically exhibit such low ratios include commercial surface-parking lots, used car lots, contractor and landscaper storage yards, or lumber yards. These are uses where extensive portions of the property are either paved or unimproved and where the buildings required for the business are small or nonexistent. These properties may have a low improvement to land ratio but could represent an economically viable business...”

Improvement-to-land value ratios for the Study Area parcels and Mod IV information utilized as part of this Improvement to Land Evaluation are provided in Table 1 below.

Both parcels in the Study Area have an improvement-to-land value ratio greater than 1:1.

Improvement to Land Analysis							
Block	Lot	Additional Lots	Address	Assessment			Improvement to Land Value Ratio
				Land	Building	Total	
32	13.01		1201-1203 JF KENNEDY BLVD	171,000	383,000	554,000	2.24:1
32	15		1205 JF KENNEDY BLVD	206,600	227,200	433,800	1.1:1

Source: Mod IV

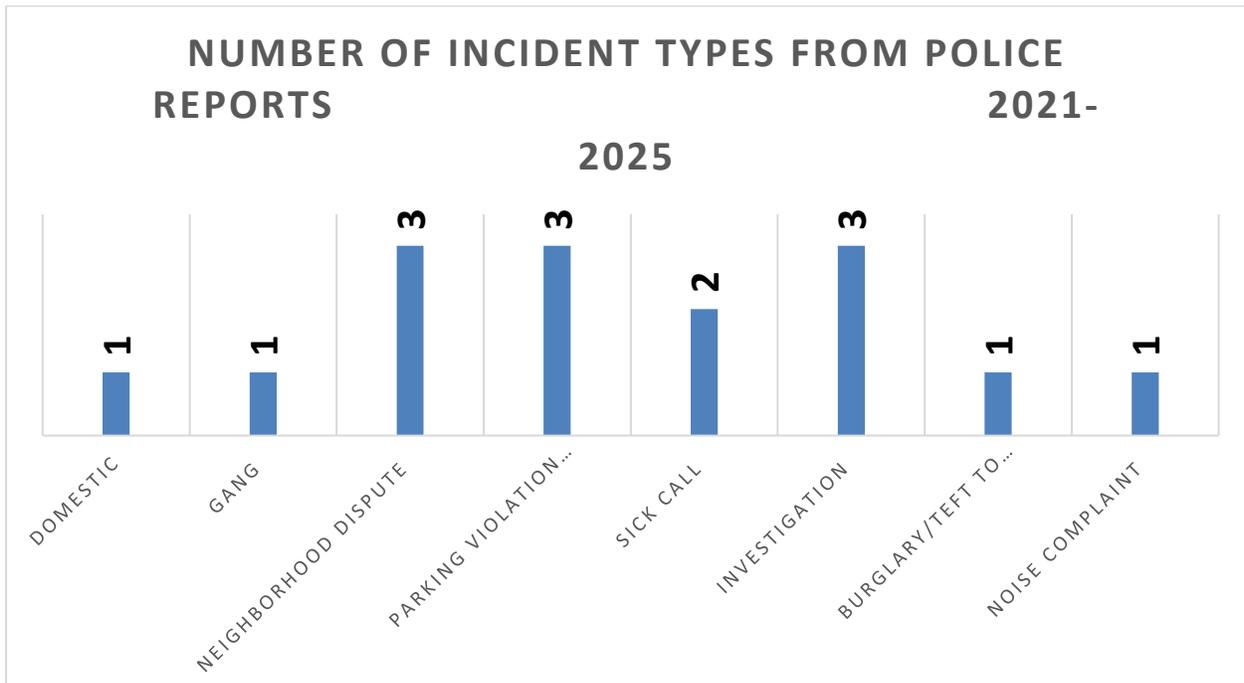
3.6 MUNICIPAL RECORDS: POLICE CALL RECORDS, TAX PAYMENTS

The following records were requested from the City as part of this review.

3.6.1 POLICE INCIDENT REPORTS

Data supplied by the City's Police Department indicates the following:

- Seventeen (17) incidents within the Study Area were recorded between September 18, 2021 and February 5, 2025, the most numerous were for Investigations, Neighborhood Disputes and Parking Violations (3 each).



3.6.2 TAX AND UTILITY PAYMENTS

Data supplied by the City's Tax Department indicates that tax payments are up to date.

3.7 ENVIRONMENTAL CONSIDERATIONS

The New Jersey Department of Environmental Protection's (NJDEP) NJ-GeoWeb mapping tool, existing NJDEP GIS data, and the NJDEP Data Miner database and other data sources were utilized as part of analysis of the Study Area to identify significant environmental considerations with regards to the Study Area.

3.7.1 ENVIRONMENTAL CONSTRAINTS AND WETLANDS

A review for environmental constraints indicates the presence of a groundwater contamination area (CEA) across most of the Study Area, and according to data from NJDEP, there are currently no lands that are encumbered by wetlands, as illustrated in the map located on the following page.

This data does not serve as an official wetlands delineation survey, and upon further investigation lands encumbered by wetlands may be discovered.

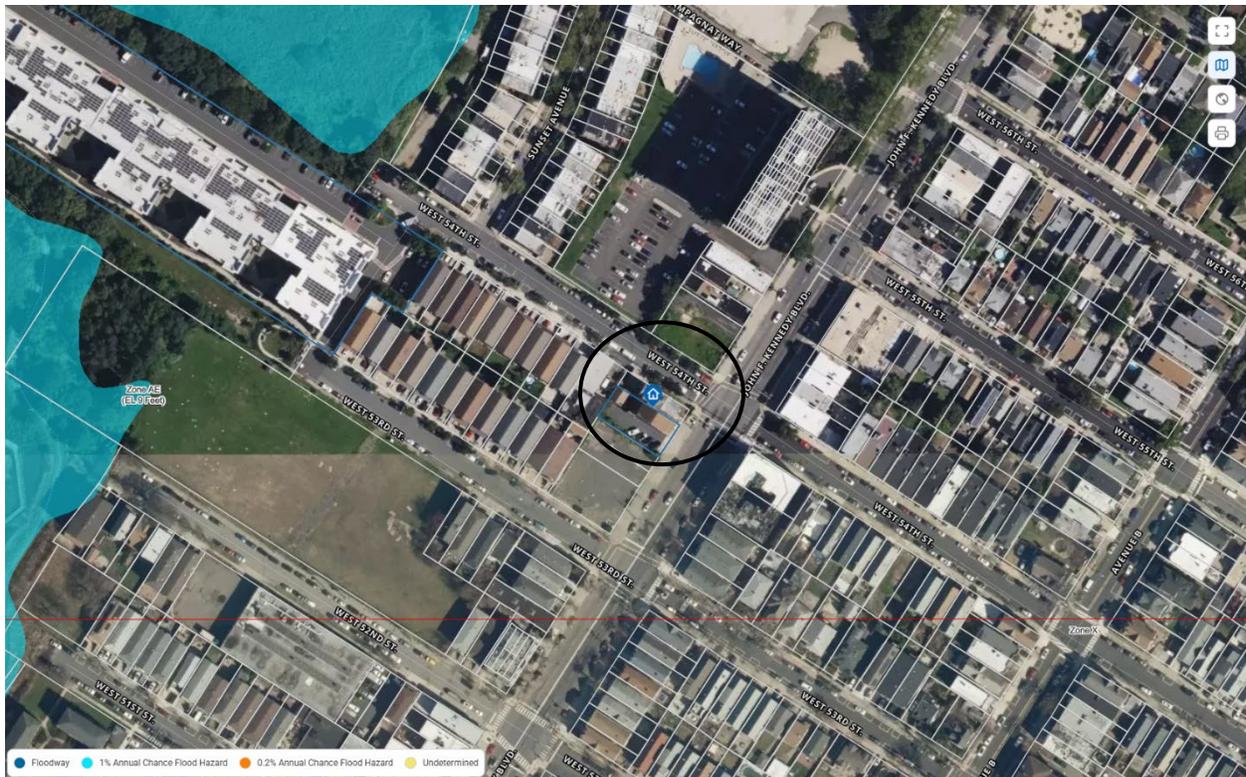
Wetlands and Environmental Constraints



Area in Need of Redevelopment Study Area is shown in black circle.

3.7.2 FLOOD DATA

According to floodplain data from FEMA, the entirety of the Study Area is within Zone X (Area of minimum flood hazard), as illustrated in the map on the following page.



Area in Need of Redevelopment Study Area is shown in black circle.

3.8 STATE PLANNING AREA CLASSIFICATION AND CENTER

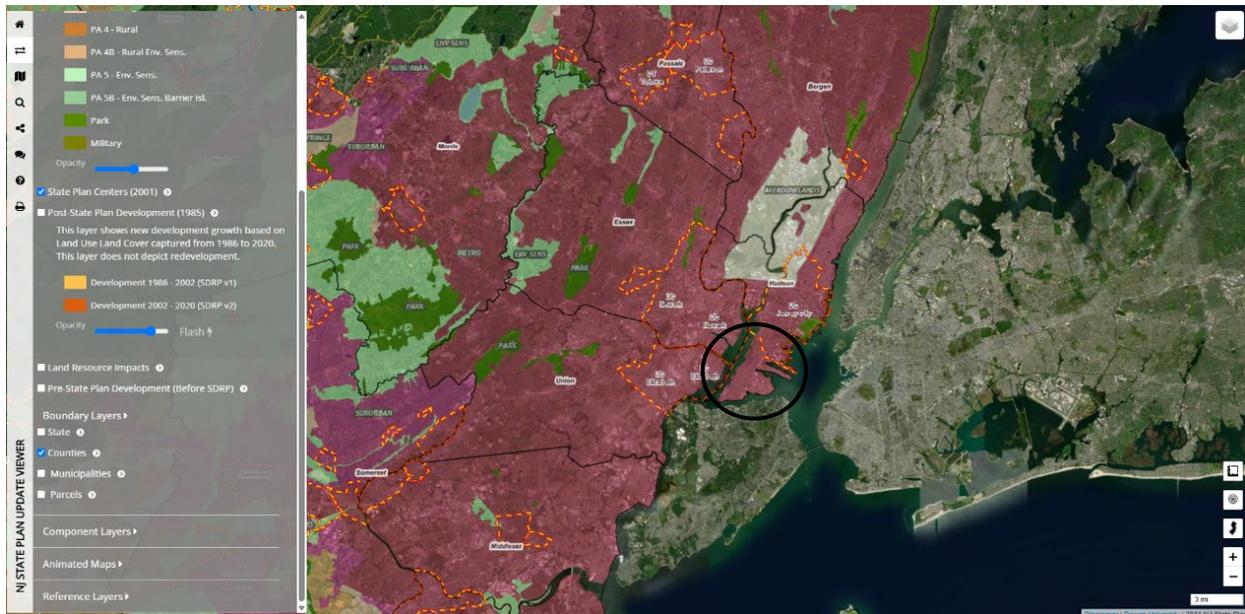
The primary objective of the *State Development and Redevelopment Plan* (State Plan) is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. The State Plan's Policy Map serves as a spatial tool to implement the Plan's goals, strategies, and policies through designated "centers" and "planning area classifications."

The entire City of Bayonne falls within **Planning Area 1 (PA1)** classification of the State Plan's Policy Map. **PA1**, known as the **Metropolitan Planning Area**, encompasses major urban centers defined by the state plan (e.g., City of Newark, Jersey City, Elizabeth, Paterson, Camden, etc.) along with fully developed inner-ring suburbs. In these areas, future growth primarily occurs through infill development, redevelopment, and adaptive reuse. Characterized by a diverse mix of land uses and robust public infrastructure, PA1 is intended to support compact, efficient, and sustainable development. Therefore, redevelopment of the Study Area parcel would be consistent with and supportive of the State Plan's goals.

Bayonne, located just south of Jersey City—one of the eight designated Urban Centers in the State Plan—is part of the broader **Urban Complex** identified by Hudson County's Strategic Revitalization Plan. This Urban Complex, recognized by the State Plan in 2001, consists of an Urban Center (in this case, Jersey City) and at least two or more surrounding municipalities within Planning Area 1 (PA1). The designation reflects the socioeconomic ties, shared public services and facilities, and common land use characteristics among these municipalities. All 12

municipalities in Hudson County collectively comprise the Urban Complex acknowledged by the State Plan.

A **State Planning Area Map** is provided below.



State Plan’s Policy Map. Dark purple indicates the PA1 Area (Metropolitan Planning Area), with the State Plan designated Centers traced in Yellow. The City of Bayonne is circled in Black.

4 Statutory Criteria

The purpose of the *Local Redevelopment and Housing Law* (LRHL) is to promote the physical development and improvement of “conditions of deterioration in housing, commercial, and industrial installations, public services and facilities and other physical components and supports of community life, [which] without this public effort are not likely to be corrected or ameliorated by private effort.” The LRHL empowers local governments in their efforts to reverse these conditions and promote the advancement of community interests through programs of redevelopment, rehabilitation, and incentives to expand and improve commercial, industrial, residential and civic facilities.

4.1 REDEVELOPMENT

In order to declare an area in need of redevelopment, the governing body of the municipality must conclude, after investigation and public hearing, that within the delineated area at least one of the following conditions set out in the Redevelopment Law exist (N.J.S.A. 40A:12A-1, et seq.):

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

- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years or the same being allowed to fall into so great a state of disrepair as to be un-tenantable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. Area 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.

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

In addition, a redevelopment area may include individual parcels that do not reflect any of the eligibility criteria listed in the statute. N.J.S.A. 40A:12A-3 states that a Redevelopment Area may include lands, buildings or improvements that in and of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part. This is referred to as inclusion through “Section 3” of the LHRL.

4.2 REHABILITATION

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.

5 Application of Statutory Criteria

As stated in Chapter 6 (Designating An Area In Need of Redevelopment. The Preliminary Investigation, The Preliminary Investigation Report) of The Redevelopment Handbook “The analysis of the statutory criteria can focus on the area as a whole, it can be evaluated on a block-by-block basis, or it can be applied to each individual parcel within the study area. A combination of all these approaches may be used” (pg. 98).

Our analysis provides an evaluation of the Study Area as a whole as well as each individual parcel.

5.1 DESCRIPTION OF STUDY AREA PARCELS

5.1.1 BLOCK 32 LOTS 13.01

Location: 1201-1203 JF KENNEDY BLVD

Zoning District: R-M

Owner: PAGANO, DOMINIC

Owner Address: 21 LANCE ROAD,
LEBANON, NJ 08833

Area: 5,000 square feet



Photo taken November 25, 2025

Description:

1201-1203 John F Kennedy Boulevard being Block 32 Lot 13.01 (the “Lot 13.01 parcel”) is a 100-foot-deep interior parcel with 50 feet of frontage along John F Kennedy Boulevard to the SE and

is bounded by the following parcels with Block 32: Lot 12 (SW side), Lot 16 (NW rear) and Study Area parcel Lots 16 (NE side).



*Accessory surface parking:
Photo taken November 19, 2025.*



*Rear yard garage:
Photo taken November 19, 2025.*

The Lot 13.01 parcel contains a 2-story structure, a paved accessory parking in the front and side yards, and an accessory garage structure in the rear yard area. Access to the parking area is from curb cut along John F Kennedy Boulevard

The improvement-to-land value ratio of the property is 2.24:1. Tax Payments are current.

Nine (9) incidents were recorded by the City of Bayonne Police Department between September 6, 2021, and June 11, 2025, 2019-2024, the most numerous of which was for Incident Code 410 (Parking Violation), totaling three (3) reports.

NJDEP's GeoWeb application indicates that the Lot 13.01 parcel contains no wetlands and that most of the property is within a groundwater contamination area. FEMA flood maps indicate that the property is situated within Zone X (Area of Minimal Flood Hazard).

5.1.2 BLOCK 32 LOT 15

Location: 1205 JF KENNEDY BLVD

Zoning District: R-M

Owner: GONZALEZ, ANGEL

Owner Address: 1205 JF KENNEDY BLVD,
BAYONNE, NJ 07002

Area: 2,500 square feet



Photo taken November 25, 2025

Description:

1205 John F Kennedy Boulevard being Block 32 Lot 15 (the “Lot 15 parcel”) is a corner lot parcel with 25 and 100 feet of frontage along John F Kennedy Boulevard and West 54th Street to the SE and NE, respectively, is bounded by the following parcels with Block 32: Lot 16 (NW rear) and Study Area parcel Lots 113.02 (SW side).



*Front Entrance of home facing JFK Boulevard:
Photo taken November 25, 2025.*



*Rear of home, accessory parking and shed:
Photo taken November 19, 2025.*

The Lot 15 parcel contains a 2-story structure, a paved accessory parking off the West 54th Street frontage, and a shed. The entrance to the home faces John F. Kennedy Bouevard.

The improvement-to-land value ratio of the property is 1.1:1. Tax Payments are current.

Eight (8) incidents were recorded by the City of Bayonne Police Department between September 18, 2021, and February 5, 2025, the most numerous of which was for Incident Code 530 (Neighborhood Dispute), totaling two (2) reports.

NJDEP's GeoWeb application indicates that the Lot 15 parcel contains no wetlands and that most of the property is within a groundwater contamination area. FEMA flood maps indicate that the property is situated within Zone X (Area of Minimal Flood Hazard).

5.2 EVALUATION OF STUDY AREA FOR REDEVELOPMENT CRITERIA

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

The Study Area parcels meet criteria "d" of the LRHL. The deleterious and sanitary conditions, excessive land coverage and deleterious land use are detrimental to the safety, health and welfare of the community.

Litter and refuse were observed between the accessory structures (garage and shed) and rear and side lots lines, and well scattered items and open garbage containers within Lot 15.



*Lot 13.01: overgrowth & refuse along rear lot line
Photo taken November 25, 2025*



*Lot 15: weather-worn items in front yard area
Photo taken November 25, 2025*



*Lot 15: scattered items and refuse.
Photo taken November 25, 2025*



*Lot 15: open garbage cans
Photo taken November 25, 2025*

The *New Jersey Clean Communities* ¹ Best Practices Guide states that “Even small amounts of litter are unsightly, unhealthy and dangerous. Litter causes blighted landscapes resulting in an increase in taxes and a decrease in tourism and industry; loss of civic pride and morale; and a negative public image. Litter can also cause disease in people and animals, fires, and accidents, especially on roadways.” The existing conditions related to litter and scattered items along adjacent properties and/or visible from the public right of way are detrimental to the safety, health, and welfare of the community.

Lots 13.01 appears to have mostly impervious coverage; such surfaces are highly resistant to infiltration of stormwater runoff and as a result increases the rate of runoff that discharges from a site.



A recommended change of the New Jersey Department of Environmental Protection’s *Clean Water NJ* to protect our waters is to divert rain from paved surfaces onto grass to permit gradual infiltration. ² As stated in *Climate Change Preparedness in New Jersey: Best Practices for Local Planners* “Excessive impervious coverage exacerbates flooding and impacts on water quality as result of increased stormwater drainage to local waterways. The primary cause of flooding and water quality issues is linked to excessive impervious surfaces that drain directly to local waterways” (Best Practices Item 5) ³. This increase in runoff and other potential adverse impacts

¹ New Jersey Clean Communities is a statewide litter-abatement program created by the passage of the Clean Communities Act. The program is managed by the New Jersey Department of Environmental Protection, Department of Treasury, and Clean Communities Council.

² <https://dep.nj.gov/cleanwaternj/frequently-asked-questions/>

³ *Climate Change Preparedness in New Jersey: Best Practices for Local Planners*, prepared by the Rutgers New Jersey Climate Adaptation Alliance, assisted by the New Jersey Chapter of the American Planning Association, December 2013

due to deleterious land use and obsolete layout are detrimental to the safety, health, and welfare of the community.

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

The Study Area meets criteria “h” of the LRHL.

The Study Area and most of the City are classified as a PA-1 Planning Area by the SDRP. Smart Growth Areas as designated by the State Office for Planning Advocacy include all PA-1 areas. Per NJ Future’s “Primer on Smart Growth”⁴ the concept of smart growth embodies 10 objectives (as modified from the U.S. Environmental Protection Agency, including the following:

1. Mix Land Uses.
2. Take Advantage of Existing Community Assets.
3. Create a Range of Housing Opportunities and Choices.
4. Foster Walkable Neighborhoods.
5. Promote Distinctive, Attractive Communities with a Strong Sense of Place.
7. Strengthen and Encourage Growth in Existing Communities. We should look for opportunities to grow in already built-up areas before we pave new areas.

Designation of the Study Area under criteria “h” would foster smart growth principals, as it has ready access to vehicular and mass transit.

We note that the LRHL was amended in 2003 to add a new “new “h” criterion to the list of statutory criteria. As stated in Chapter 5 (Defining Areas In Need of Redevelopment, The “h” criterion: Smart Growth Consistency) of the *Redevelopment Handbook* “unlike the other statutory criteria in the LRHL, the “h” criterion’s focus tends to be on the future redevelopment of the area rather than on existing conditions (pg. 85). As such, our findings in regard to criteria “h” is intended to (a) supplement findings attributed to other statutory criteria cited in this Study and (b) is predicated on the Study Area being developed consistent with smart growth principles.

Section 3: “A redevelopment area may include lands, buildings, or improvements, which themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

Lot 13.01 may be suitable for designation under Section 3, as this parcel provides a connection between Lots 10, 11 and 12 to the SE, which were previously designated as a Non-Condemnation Area in Need of Redevelopment (the “Prior Designated Area”),, while Lot 15 may be suitable if deemed necessary to facilitate redevelopment of the Prior Designated Area in total. As such,

⁴ <https://www.njfuture.org/smart-growth-101/primer/>

inclusion of Lot 13.01 and Lot 15 would be necessary for the effective redevelopment of Prior and current Study Areas.

6 Application of Statutory Criteria

Based upon the site study and examination of existing conditions, we find that the designated parcels within the Study Area (one of which are considered merged pursuant to the Loechner Doctrine) meet the following statutory criteria for designation as an area in need of redevelopment:

- The Study Area parcels contain areas with buildings and improvements which, by reason of dilapidation, faulty arrangement and design, excessive land coverage and deleterious land use are detrimental to the safety, health, morals, or welfare of the community, which may be considered to meet Criteria 'd'.
- The Study Area is located within a PA-1 Planning Area by the SDRP, which are Smart Growth Areas as designated by the State Office for Planning Advocacy. Designation of the Study Area parcels under criteria "h" would foster smart growth principals, as it has ready access to vehicular and mass transit. The Study Area will promote Smart Growth principals if developed in an appropriate manner, and as such may be considered to meet Criteria 'h'.
- The Study Area parcels may be considered to meet "Section 3" of the redevelopment criteria, as its inclusion may be considered necessary for the effective redevelopment of the area of which they are a part.

The applicable statutory criteria for designation of the Study Area as an area in need of redevelopment are summarized in Table 3 below.

Table 3: Redevelopment Conclusions						
Block	Lot	Additional Lots	Address	Redevelopment Criteria		
				Criteria "d"	Criteria "h"	Section 3
32	13.01		1201-1203 JF KENNEDY BLVD	Yes	Yes	Yes
32	15.00		1205 JF KENNEDY BLVD	Yes	Yes	Yes

7 Appendices

Appendix A: Governing Body Resolution

Appendix B: Study Area Maps

Appendix C: Tax Map

Appendix D: Site Photos

Appendix E: Municipal Records

Appendix F: Existing Buk Regulations

Appendix A: Governing Body Resolution

Agenda No. R-12

MUNICIPAL COUNCIL OF THE CITY OF BAYONNE

RESOLUTION NO. 25-11-12-063

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN PROPERTY LOCATED AT 1201-1203 KENNEDY BOULEVARD AND 1205 KENNEDY BOULEVARD AND KNOWN AS BLOCK 32, LOTS 13.01 AND 15 WITHIN THE CITY CONSTITUTES A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND AUTHORIZING THE PREPARATION OF A REDEVELOPMENT PLAN FOR THE PROPERTY

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

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

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

WHEREAS, the Mayor and Municipal Council consider it to be in the best interest of the City to have the Planning Board of the City (the “Planning Board”) conduct such an investigation to determine if a certain property located at 1201-1203 Kennedy Boulevard and 1205 Kennedy Boulevard which property is identified as Block 32, Lots 13.01 and 15 as shown on the official Tax Map of the City (the “Property”), constitutes a non-condemnation “area in need of redevelopment”; and

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

WHEREAS, the preliminary investigation will be designed to evaluate the area to determine whether designation of the Property as a non-condemnation “area in need of

redevelopment” is appropriate and in conformance with the statutory criteria contained in N.J.S.A. 40A:12A-5; and

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

NOW 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 directed to conduct a preliminary investigation to determine whether the aforementioned Property, or any portions thereof, constitutes a non-condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A. 40A:12A-5.

Section 2. The Planning Board is hereby directed to study the area known as 1201-1203 Kennedy Boulevard and 1205 Kennedy Boulevard, Block 32, Lots 13.01 and 15; to develop a map reflecting the boundaries of the proposed non-condemnation redevelopment area; to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and to draft a report/Resolution to the Municipal Council containing its findings.

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

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

Section 5. This Resolution shall take effect immediately.

A TRUE COPY

Madelene C. Medina

CITY CLERK

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

Appendix B: Study Area Maps

Aerial Map



Block 32; Lot 13.01 & 15 – Area in Need of Redevelopment Study Area located along JFK Boulevard (County Route 501) and West 54th Street is shown in yellow dotted circle. Aerial view from Google Maps.

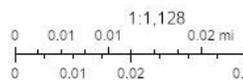
Wetlands and Environmental Constraints



11/25/2025, 4:26:03 PM

- County Boundaries
- Deed Notice Areas
- Groundwater Contamination Areas (CEA)
- Known Contaminated Site List
- Land Resource Protection Program Interests In New Jersey

- ★ New Jersey Environmental Management System (NJEMS) Sites
- Parcels Data (Block and Lot)
- Site Remediation Program Preferred ID Sites
- Active
- Closed
- Closed
- Closed
- Terminated
- Terminated



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

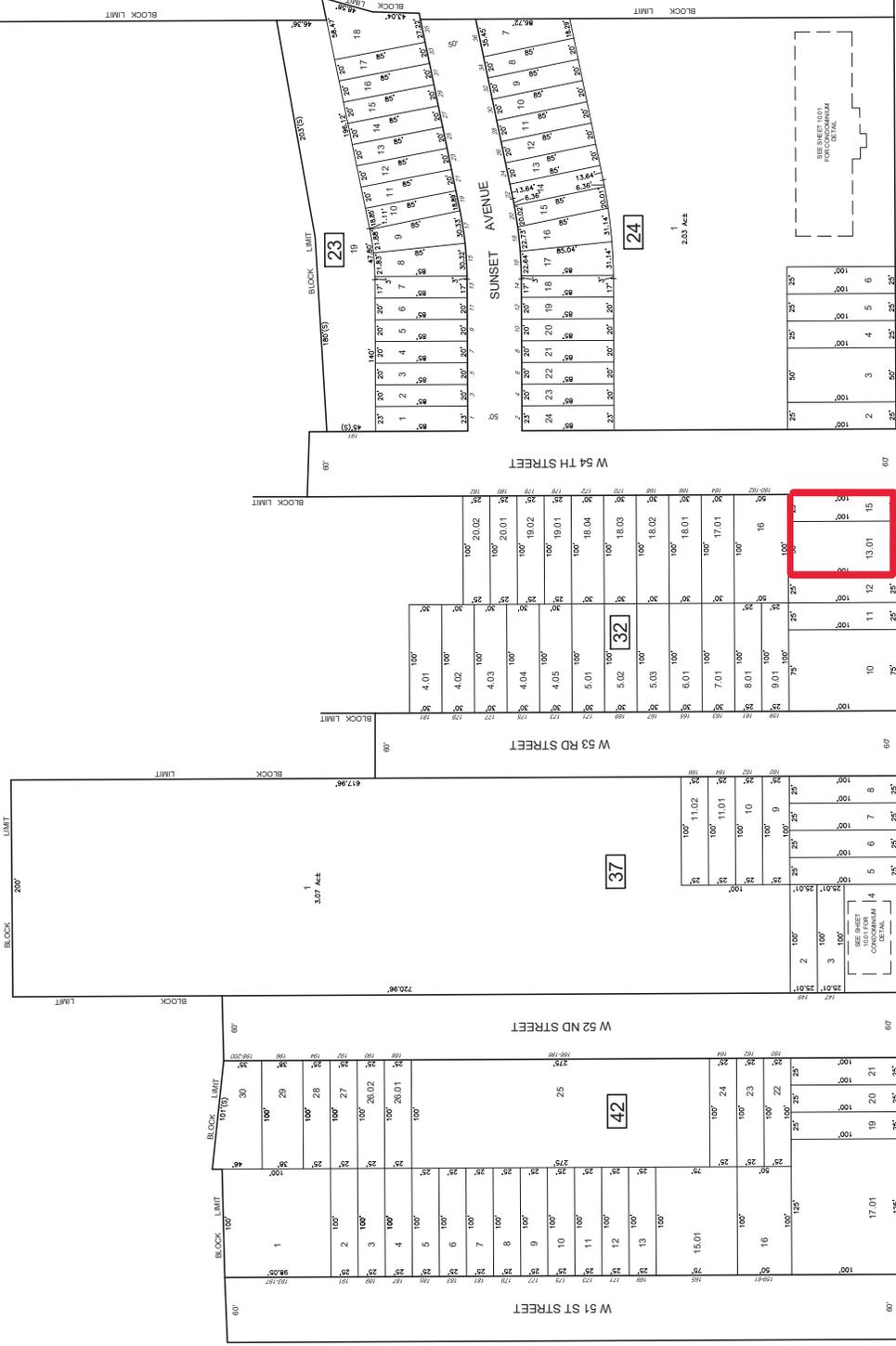
New Jersey Department of Environmental Protection
Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | NJDEP | NJDEP Edition

Area in Need of Redevelopment Study Area is shown in black circle.

Appendix C: Tax Map

SHEET 9

SHEET 6



SHEET 7

THIS MAP HAS BEEN GIVEN A
 FORMAL CERTIFICATION BY THE
 DIVISION OF TAXATION ON
 DECEMBER 3, 2018,
 SIGNED BY SHELLY REILLY
 AND LATOYA ROBERTSON
 ASSIGNED SERIAL NUMBER 1094

TAX MAP
 CITY OF BAYONNE
 ED CLAY
 LICENSED LAND SURVEYOR
 NEW JERSEY LICENSE NO. 19412
 HAMILTON NEW JERSEY 08027
 DATE: SEPTEMBER 2018

JOHN F. KENNEDY MEMORIAL BOULEVARD

W 56 TH ST

SHEET 11

SHEET 13

DATE	BY	REVISIONS	BLK/ND	BLOCK	LOT

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/
 DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).

Appendix D: Site Photos

**Site Investigation Photos:
Lot 13.01 and Lot 15 parcels**



***Lot 13.01 Parcel
(photo taken November 25, 2025)***



***Lot 13.01 Parcel: Accessory surface parking
(photo taken November 19, 2025)***



***Lot 13.01 Parcel: rear yard garage:
(photo taken November 19, 2025)***



***Lot 15 Parcel
(photo taken November 25, 2025)***

Site Investigation Photos:

Lot 13.01 and Lot 15 parcels



***Lot 15 Parcel: front entrance of home facing JFK Boulevard
(photo taken November 25, 2025)***



***Lot 15 Parcel: Rear of home, accessory parking and shed
(photo taken November 19, 2025)***



***Lot 13.01 Parcel: overgrowth & refuse along rear lot line
(photo taken November 25, 2025)***



***Lot 15 Parcel: weather-worn items in front yard area
(photo taken November 19, 2025)***

**Site Investigation Photos:
Lot 13.01 and Lot 15 parcels**



***Lot 15 Parcel: scattered items and refuse
(photo taken November 25, 2025)***



***Lot 15 Parcel: open garbage cans
(photo taken November 25, 2025)***



***Lot 13.01 Parcel: impervious coverage
(photo taken November 25, 2025)***



***Lot 13.01 Parcel: Lot 13.01: open-ended roof leader
(photo taken November 25, 2025)***

Appendix E: Municipal Records

Police Incident Report Summary 2021-2025

Block	Lot	Address	Report Number	Incident Type	Incident #	Date
32	13.01	1203 Kennedy Blvd	22-053778	Parking Violation	410	8/8/2022
32	13.01	1203 Kennedy Blvd	22-053783	Impound Motor Vehicle	420	8/8/2022
32	13.01	1203 Kennedy Blvd	22-053783	Parking Violation	410	8/8/2022
32	13.01	1203 Kennedy Blvd	22-067075	Parking Violation	410	10/01/2022
32	13.01	1203 Kennedy Blvd	23-023869	Neighborhood Dispute	530	3/26/2023
32	13.01	1203 Kennedy Blvd	24-047252	Parking Violation Private Property	417	6/18/2024
32	13.01	1203 Kennedy Blvd	24-048795	Sick Call	561	6/24/2024
32	13.01	1203 Kennedy Blvd	24-051858	Sick Call	561	7/7/2024
32	13.01	1203 Kennedy Blvd	24-054524	Investigation	680	7/17/2024
32	15	1205 Kennedy Blvd	21-066410	Domestic	200	9/18/2021
32	15	1205 Kennedy Blvd	21-087493	Investigation	680	12/7/2021
32	15	1205 Kennedy Blvd	22-003742	Neighborhood Dispute	530	1/16/2022
32	15	1205 Kennedy Blvd	22-035002	Gang	330	5/23/2022
32	15	1205 Kennedy Blvd	22-048022	Neighborhood Dispute	530	7/15/2022
32	15	1205 Kennedy Blvd	24-079802	Burglary/Theft to Automobile	58	10/31/2024
32	15	1205 Kennedy Blvd	24-080139	Investigation	680	11/1/2024
32	15	1205 Kennedy Blvd	25-009319	Noise Complaint	540	2/5/2025



CAD Activity Detail Report

Printed On: 11/06/25 06:37

Bayonne Police

22-053778 1203 Kennedy Blvd;BP Parking Violation (410)

Reported : 08/08/2022 09:29:44	Prime Unit : TRF67
Priority : 3	Call Taker : Megale, Gabriel
Stacked : 09:29:44	Dispatcher : Megale, Gabriel
Dispatched : 09:29:44	Case# :
Arrived : 09:29:44	Finished : 09:33:04
Disposition : CITY ORD. SUMM. ISSUED	

Notes

Date	Unit	Notes	PF
08/08/2022 09:30:05		Plates Added : U76PYW{2HGES16523H513437}	
08/08/2022 09:30:19	TRF67	Plates Updated : U76PYW;	MEGAG1
08/08/2022 09:33:04		Finish Loc changed from {1203 Kennedy Blvd} to {1203 Kennedy Blvd} by Unit - TRF67	

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
TRF67	08/08/2022 09:29:44	OI	MEGAG1	MEGAG1	
TRF67	08/08/2022 09:29:54	NC	MEGAG1		
TRF67	08/08/2022 09:32:20	NC	MEGAG1		
TRF67	08/08/2022 09:33:04	FI	MEGAG1	MEGAG1	CITY ORD. SUMM. ISSUED

Vehicle

Activity	Plate	Make	Model	Serial	NCIC#	Insurance	Owner
Plate Check	U76PYW	HOND	Civic (And CRX)/Del Sol	2HGES16523H513437			
Plate Check	U46JYK	DODG		2C4RDGEG6JR241868			

Monday, August 8, 2022

Megale, Gabriel (MEGAG1)

09:29:44	OI	TRF67	
09:29:54	NC	TRF67	Plate# U76PYW State:NJ
09:32:20	NC	TRF67	Plate# U46JYK State:NJ
09:33:04	FI	TRF67	



CAD Activity Detail Report

Printed On: 11/06/25 06:36

Bayonne Police

22-053783 1203 Kennedy Blvd;BP Parking Violation (410)

Reported : 08/08/2022 09:37:58 Prime Unit : TRF67
Priority : 3 Call Taker : Megale, Gabriel
Stacked : 09:37:58 Dispatcher : Megale, Gabriel
Dispatched : 09:37:58 Case# : 22-053783
Arrived : 09:37:58 Finished : 10:06:41
Disposition : REPORT TAKEN

Notes

Table with 4 columns: Date, Unit, Notes, PF. Contains notes about TUMINIO'S NOTIFIED, update reviewed by dispatcher, and plates added/updated.

Names

Table with 5 columns: Activity, Name, DOB, Address, Phone#. Lists citation and vehicle owner information for Ean Holdings LLC.

Units

Table with 6 columns: Unit, Unit Time, Activity, Officer, Dispatcher, Disposition. Shows unit activity for TRF67.

Vehicle

Table with 8 columns: Activity, Plate, Make, Model, Serial, NCIC#, Insurance, Owner. Shows vehicle information for plate U46JYK.

Monday, August 8, 2022

Megale, Gabriel (MEGAG1)

09:37:58 OI TRF67
09:46:30 NC TRF67 Plate# U46JYK State:NJ
10:06:41 FI TRF67

	Bayonne Police		Incident Report	
	Incident: Impound Motor Vehicle			
	Incident Report Number: 22-053783	Between: Date - Time	And/At: Date-Time 8/8/22	09:37
	Incident Location: 1203 Kennedy Blvd, Bayonne, NJ, 07002			
	Offense - 1: 420	Offense - 2:	Offense - 3:	Offense - 4:
Offense - 5:	Offense - 6:	Offense - 7:	Offense - 8:	
Name (Last, First, Middle)		DOB:	Race/Sex	
Address: (Address, City, State, Zip)			Phone 1	
Employer			Phone 2	
Employer Address			Work Phone #	
Name (Last, First, Middle)		DOB:	Race/Sex	
Address: (Address, City, State, Zip)			Phone 1	
Employer			Phone 2	
Employer Address			Work Phone #	
NARRATIVE				
<p>The listed vehicle was parked in a bus stop in front of 1203 Kennedy Boulevard. I ran the plate attached bearing New Jersey registration U46-JYK through the Bayonne Communications Center which revealed that this plate belonged to a 2018 Grand Caravan, vin number 2C4RDGEG6JR241868 and expired on April 30, 2020. I ran vin number 3MEHM08176R600820 also through the Bayonne Communications Center which revealed that number returned to a 2006 gray Mercury Milan out of New York State but had no registration record attached. The impound was authorized by Sergeant Kaiser #S93 and towed by Tumino's Towing to their facility due to the Bayonne Police "A" pound being at full capacity. A Bayonne Police Department vehicle impound inspection and storage report was submitted. Summonses 0901-E22-002652, 002654 -002655, 002657 and 002658 was submitted for the following violations: bus stop 7-30, fictitious</p>				
Tow	Vehicle Information: (Year, Make, Model, Style, Color) 2006, Mercury, 4 Door, Gray/Gray			
License Number: U46JYK	State: NJ	Expiration Year: 2020	Vin:	Insurance Company:
Other Vehicle Information:				NCIC#
Reporting Officer(s): Megale, Gabriel		Signature: 	Badge #: PO 247	Report Date: 08/08/2022
Time Received: 09:37:58	Time Cleared: 10:06:41	Unit(s) Assigned: TRF67	Pages: 1 Of 2	
Reviewed by: KAISD1		Badge #: S93	Copy To	

Date: 08/08/2022
Offense - 1: 420
Incident Report Number: 22-053783

Bayonne Police

Continuation

Incident Report Number
22-053783

Incident Location:
1203 Kennedy Blvd, Bayonne, NJ, 07002

Incident Date:
08/08/2022

plates 39:3-33, unregistered vehicle 39:3-4, uninsured vehicle 39:6B-2 and no inspection sticker 39:8-1.

NAMES

Vehicle Owner

Ean Holdings LLC of 14002 East 21st St Ste 1500, Tulsa, OK, 74134

=====
VEHICLE

Tow

Year: 2006 Make: Mercury Model: Milan
Style: 4 Door Color: Gray/Gray
Plate#: U46JYK-NJ Expiration Year: 2020

Approved By

Sgt Kase 93



CAD Activity Detail Report

Printed On: 11/06/25 06:36

Bayonne Police

22-067075 1203 Kennedy Blvd;BP Parking Violation (410)

Reported : 10/01/2022 11:23:48	Prime Unit : 681
Priority : 3	Call Taker : Rubino, Anthony J
Stacked : 11:25:24	Dispatcher : Frieson, Taya
Dispatched : 11:37:52	Case# :
Arrived : 11:54:50	Finished : 11:57:09
Disposition : SUMM. ISSUED	

Notes

Date	Unit	Notes	PF
10/01/2022 11:23:48		White toyota camry nj x86lzp---- parked in payed spot in lot	RUBIA1
10/01/2022 11:23:48		Call Back Information : 3154035520	RUBIA1
10/01/2022 11:37:52		Units Recommended: (Not able to recommend); Dispatched: 681	FRIET1

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
681	10/01/2022 11:37:52	DI	MATTV2	FRIET1	
681	10/01/2022 11:54:50	OS	MATTV2	FRIET1	
681	10/01/2022 11:57:09	FI	MATTV2	FRIET1	SUMM. ISSUED

Saturday, October 1, 2022

Mattiello, Vincent (MATTV2)

11:37:52	DI	681	Prime Unit
11:54:50	OS	681	
11:57:09	FI	681	



CAD Activity Detail Report

Printed On: 11/06/25 06:36

Bayonne Police

23-023869 1203 Kennedy Blvd,2FLR;BP Neighborhood Dispute (530)

Reported : 03/26/2023 22:50:45	Prime Unit : 881
Priority : 2	Call Taker : Fajardo, Gail
Stacked : 22:51:46	Dispatcher : Yannaccone, Amanda
Dispatched : 23:07:46	Case# :
Arrived : 23:11:40	Finished : 23:33:40
Disposition : ADVISED	

Notes

Date	Unit	Notes	PF
03/26/2023 22:51:46		Names Added : Nieto; Caller	FAJAG1
03/26/2023 23:07:46		Units Recommended: 881,841; Dispatched: 881, 841	YANNA1

Names

Activity	Name	DOB	Address	Phone#
Caller	Nieto		1203 Kennedy Blvd,2FLR Bayonne, NJ 07002	M:(908) 560-7714

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
881	03/26/2023 23:07:46	DI	RAMIM2	YANNA1	
841	03/26/2023 23:07:46	DI	DAVIK1	YANNA1	
881	03/26/2023 23:11:40	OS	RAMIM2	YANNA1	
841	03/26/2023 23:16:30	OS	DAVIK1	YANNA1	
881	03/26/2023 23:33:40	FI	RAMIM2	YANNA1	ADVISED
841	03/26/2023 23:33:40	FI	DAVIK1	YANNA1	RETURNING TO SERVICE

Sunday, March 26, 2023

Davis, Kyle (DAVIK1)

23:33:40	FI	841
23:16:30	OS	841
23:07:46	DI	841

Ramirez, Modesto (RAMIM2)

23:07:46	DI	881	Prime Unit
23:11:40	OS	881	
23:33:40	FI	881	



CAD Activity Detail Report

Printed On: 11/06/25 06:35

Bayonne Police

24-047252 1203 Kennedy Blvd,1FLR;BP Parking Violation Private Prop (417)

Reported : 06/18/2024 16:02:01	Prime Unit : 641
Priority : 3	Call Taker : Ogbin, Gabriella
Stacked : 16:03:24	Dispatcher : Maak, Vincent
Dispatched : 16:04:59	Case# :
Arrived : 16:11:00	Finished : 16:19:20
Disposition : SUMM. ISSUED	

Notes

Date	Unit	Notes	PF
06/18/2024 16:02:01		Speak to caller in regards to a veh parking in his lot that does not pay	OGBIG1
06/18/2024 16:03:24		Names Added : Doummar, Antoine; Caller	OGBIG1
06/18/2024 16:04:59		Units Recommended: 641; Dispatched: 641	MAAKV1

Names

Activity	Name	DOB	Address	Phone#
Caller	Doummar, Antoine		1203 Kennedy Blvd,1FLR Bayonne, NJ 07002	M:(201) 858-3485

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
641	06/18/2024 16:04:59	DI	KRASO1	MAAKV1	
641	06/18/2024 16:08:04	AC	KRASO1	KRASO1	
641	06/18/2024 16:11:00	OS	KRASO1	MAAKV1	
641	06/18/2024 16:13:08	NC	KRASO1		
641	06/18/2024 16:19:20	FI	KRASO1	MAAKV1	SUMM. ISSUED

Vehicle

Activity	Plate	Make	Model	Serial	NCIC#	Insurance	Owner
Plate Check	R49LXL	HOND	Civic (And CRX)/Del Sol	2HGFC3 A56HH7 53263			

Tuesday, June 18, 2024

Krasucki, Olivia (KRASO1)

16:04:59	DI	641	Prime Unit
16:08:04	AC	641	
16:11:00	OS	641	
16:13:08	NC	641	Plate# R49LXL State:NJ
16:19:20	FI	641	



CAD Activity Detail Report

Printed On: 11/06/25 06:35

Bayonne Police

24-048795 1203 Kennedy Blvd;BP Sick Call (561)

Reported : 06/24/2024 11:38:37	Prime Unit : 641
Priority : 2	Call Taker : Jasolosky, Matthew
Stacked : 11:39:08	Dispatcher : Hurley, Michael
Dispatched : 11:43:51	Case# :
Arrived : 11:46:42	Finished : 12:05:53
Disposition : SUMM. ISSUED	

Notes

Date	Unit	Notes	PF
06/24/2024 11:38:37		FALL INSIDE	JASOM1
06/24/2024 11:38:37		Call Back Information : 2018781110	JASOM1
06/24/2024 11:43:51		Units Recommended: 641; Dispatched: 641	HURLM1

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
641	06/24/2024 11:43:51	DI	MAYM2	HURLM1	
641	06/24/2024 11:43:55	AC	MAYM2	MAYM2	
641	06/24/2024 11:46:42	OS	MAYM2	HURLM1	
641	06/24/2024 12:05:53	FI	MAYM2	HURLM1	SUMM. ISSUED

Monday, June 24, 2024

May, Michael (MAYM2)

11:43:51	DI	641	Prime Unit
11:43:55	AC	641	
11:46:42	OS	641	
12:05:53	FI	641	



CAD Activity Detail Report

Printed On: 11/06/25 06:34

Bayonne Police

24-051858 1203 Kennedy Blvd,BSMT;BP Sick Call (561)

Reported : 07/07/2024 03:02:07	Prime Unit : 842
Priority : 2	Call Taker : Yannaccone, Amanda
Stacked : 03:03:54	Dispatcher : Hurley, Michael
Dispatched : 03:04:52	Case# :
Arrived : 03:11:09	Finished : 03:41:56
Disposition : SUBJ. TAKEN TO HOSPITAL	

Notes

Date	Unit	Notes	PF
07/07/2024 03:02:07		FALL OUT OF BED	YANNA1
07/07/2024 03:02:07		Call Back Information : 201-878-1110	YANNA1
07/07/2024 03:04:52		Units Recommended: NB81; Dispatched: 842	HURLM1

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
842	07/07/2024 03:04:52	DI	NAVEE1	HURLM1	
842	07/07/2024 03:04:52	DI	CHOJM1	HURLM1	
842	07/07/2024 03:11:09	OS	NAVEE1	HURLM1	
842	07/07/2024 03:11:09	OS	CHOJM1	HURLM1	
842	07/07/2024 03:41:56	FI	NAVEE1	HURLM1	SUBJ. TAKEN TO HOSPITAL
842	07/07/2024 03:41:56	FI	CHOJM1	HURLM1	SUBJ. TAKEN TO HOSPITAL

Sunday, July 7, 2024

Chojnowski, Marcin (CHOJM1)

03:04:52	DI	842	Prime Unit
03:11:09	OS	842	
03:41:56	FI	842	

Naveed, Ernesto (NAVEE1)

03:04:52	DI	842	Prime Unit
03:41:56	FI	842	
03:11:09	OS	842	



CAD Activity Detail Report

Printed On: 11/06/25 06:34

Bayonne Police

24-054524 1203 Kennedy Blvd;BP Investigation (680)

Reported : 07/17/2024 23:23:53	Prime Unit : 831
Priority : 2	Call Taker : Yannaccone, Amanda
Stacked : 23:24:21	Dispatcher : Hurley, Michael
Dispatched : 23:26:03	Case# :
Arrived : 23:32:15	Finished : 23:51:24
Disposition : SENT ON WAY	

Notes

Date	Unit	Notes	PF
07/17/2024 23:23:53		MALE ON OUTSIDE YELLING PUSHING A CART	YANNA1
07/17/2024 23:23:53		Call Back Information : 201-858-3485	YANNA1
07/17/2024 23:26:03		Units Recommended: 831; Dispatched: 831	HURLM1
07/17/2024 23:31:43		Units Recommended: (Not able to recommend); Dispatched: 871	HURLM1
07/17/2024 23:51:24		Rma	HURLM1

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
831	07/17/2024 23:26:03	DI	valid1	HURLM1	
871	07/17/2024 23:31:43	DI	lamba1	HURLM1	
831	07/17/2024 23:32:15	OS	valid1	HURLM1	
871	07/17/2024 23:35:34	OS	lamba1	HURLM1	
831	07/17/2024 23:51:24	FI	valid1	HURLM1	SENT ON WAY
871	07/17/2024 23:51:24	FI	lamba1	HURLM1	RETURNING TO SERVICE

Wednesday, July 17, 2024

Lambos, Alexios (lamba1)

23:31:43	DI	871
23:35:34	OS	871
23:51:24	FI	871

Veliz, Daniel (valid1)

23:26:03	DI	831	Prime Unit
23:51:24	FI	831	Rma
23:32:15	OS	831	



CAD Activity Detail Report

Printed On: 11/06/25 06:44

Bayonne Police

21-066410 1205 Kennedy Blvd,2;BP Domestic (200)

Reported : 09/18/2021 07:25:13	Prime Unit : 682
Priority : 1	Call Taker : Maak, Vincent
Stacked : 07:26:43	Dispatcher : Smith, Ann-Marie
Dispatched : 07:27:30	Case# :
Arrived : 07:30:17	Finished : 07:48:07
Disposition : ADVISED	

Notes

Date	Unit	Notes	PF
09/18/2021 07:25:13		Husband wife husband threatened to kill wife no weapons no restraining orders	MAAKV1
09/18/2021 07:25:13		Call Back Information : 2016403482	MAAKV1
09/18/2021 07:26:43		Names Added : T-mobile Usa	MAAKV1
09/18/2021 07:27:30		Units Recommended: NB61,641; Dispatched: 682, 641	SMITA1
09/18/2021 07:27:59		Units Recommended: (Not able to recommend); Dispatched: NB61	SMITA1
09/18/2021 07:48:07		1/2 sow	SMITA1

Names

Activity	Name	DOB	Address	Phone#
Caller	T-mobile, Usa		29 E 29th BAYONNE CITY	M:(201) 243-8525

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
682	09/18/2021 07:27:30	DI	KRUCK1	SMITA1	
682	09/18/2021 07:27:30	DI	MCGUT1	SMITA1	
641	09/18/2021 07:27:30	DI	MICEJ1	SMITA1	
641	09/18/2021 07:27:34	AC	MICEJ1	MICEJ1	
NB61	09/18/2021 07:27:59	DI	CROWS1	SMITA1	
682	09/18/2021 07:30:17	OS	KRUCK1	SMITA1	
682	09/18/2021 07:30:17	OS	MCGUT1	SMITA1	
NB61	09/18/2021 07:30:58	OS	CROWS1	SMITA1	
641	09/18/2021 07:32:14	OS	MICEJ1	SMITA1	
682	09/18/2021 07:48:07	FI	KRUCK1	SMITA1	ADVISED
682	09/18/2021 07:48:07	FI	MCGUT1	SMITA1	ADVISED
NB61	09/18/2021 07:48:07	FI	CROWS1	SMITA1	RETURNING TO SERVICE
641	09/18/2021 07:48:07	FI	MICEJ1	SMITA1	RETURNING TO SERVICE

Saturday, September 18, 2021

Crowley, Sean (CROWS1)

07:48:07	FI	NB61
07:27:59	DI	NB61
07:30:58	OS	NB61



CAD Activity Detail ReportPrinted On: 11/06/25 06:44

Kruczyk, Karol (KRUCK1)

07:27:30	DI	682	Prime Unit
07:30:17	OS	682	
07:48:07	FI	682	1/2 sow

McGuckin, Thomas (MCGUT1)

07:48:07	FI	682	1/2 sow
07:27:30	DI	682	Prime Unit
07:30:17	OS	682	

Micek, John (MICEJ1)

07:32:14	OS	641	
07:27:30	DI	641	
07:27:34	AC	641	
07:48:07	FI	641	



CAD Activity Detail Report

Printed On: 11/06/25 06:44

Bayonne Police

21-087493 1205 Kennedy Blvd,2FLR;BP Investigation (680)

Reported : 12/07/2021 11:42:34	Prime Unit : 641
Priority : 2	Call Taker : Smith, Ann-Marie
Stacked : 11:43:34	Dispatcher : Fajardo, Gail
Dispatched : 11:56:32	Case# :
Arrived : 12:02:39	Finished : 12:02:58
Disposition : GONE ON ARRIVAL	

Notes

Date	Unit	Notes	PF
12/07/2021 11:42:34		White male/blue jkt/blk sweat pants/cap standing in front of bldg for last 3 hours	SMITA1
12/07/2021 11:42:34		Call Back Information : 6468862918	SMITA1
12/07/2021 11:43:34		Names Added : Zamora; Caller	SMITA1
12/07/2021 11:56:32		Units Recommended: 681; Dispatched: 641, 681	FAJAG1

Names

Activity	Name	DOB	Address	Phone#
Caller	Zamora		1205 Kennedy Blvd,2FLR Bayonne, NJ 07002	M:(646) 886-2918

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
641	12/07/2021 11:56:32	DI	PENAE1	FAJAG1	
681	12/07/2021 11:56:32	DI	OCASR1	FAJAG1	
641	12/07/2021 11:56:36	AC	PENAE1	PENAE1	
641	12/07/2021 12:02:39	OS	PENAE1	FAJAG1	
681	12/07/2021 12:02:43	OS	OCASR1	FAJAG1	
641	12/07/2021 12:02:49	FI	PENAE1	FAJAG1	GONE ON ARRIVAL
681	12/07/2021 12:02:58	FI	OCASR1	FAJAG1	RETURNING TO SERVICE

Tuesday, December 7, 2021

Ocasio, Rafael (OCASR1)

11:56:32	DI	681
12:02:43	OS	681
12:02:58	FI	681

Penaranda, Esperanza (PENAE1)

11:56:32	DI	641	Prime Unit
12:02:49	FI	641	
11:56:36	AC	641	
12:02:39	OS	641	



CAD Activity Detail Report

Printed On: 11/06/25 06:43

Bayonne Police

22-003742 1205 Kennedy Blvd;BP Neighborhood Dispute (530)

Reported : 01/16/2022 01:06:57	Prime Unit : 881
Priority : 2	Call Taker : Ratyniak, Eileen
Stacked : 01:14:24	Dispatcher : Lynn, Thomas
Dispatched : 01:15:32	Case# :
Arrived : 01:16:30	Finished : 01:22:15
Disposition : SENT ON WAY	

Notes

Date	Unit	Notes	PF
01/16/2022 01:06:57		330 THROWING BOTTLES IN FRONT OF ABOVE ADD.....5 MIN IN THE PAST.....HEADING SO. ON BLVDMAYBE 10 PEOPLE.....CALLER LIVES AT ABOVE ADD.	RATYE1
01/16/2022 01:06:57		Call Back Information : 2017244001	RATYE1
01/16/2022 01:14:24		Names Added : T-mobile, Usa; Caller	RATYE1
01/16/2022 01:15:32		Units Recommended: (Not able to recommend); Dispatched: 881, NB81	LYNNT1
01/16/2022 01:15:46		Units Recommended: (Not able to recommend); Dispatched: 871	LYNNT1
01/16/2022 01:16:05		Units Recommended: (Not able to recommend); Dispatched: 831	LYNNT1

Names

Activity	Name	DOB	Address	Phone#
Caller	T-mobile, Usa		1225 John f kennedy BAYONNE CITY	M:(201) 724-4001

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
881	01/16/2022 01:15:32	DI	HROMJ1	LYNNT1	
NB81	01/16/2022 01:15:32	DI	LYNCR1	LYNNT1	
871	01/16/2022 01:15:46	DI	MURPS1	LYNNT1	
871	01/16/2022 01:15:50	AC	MURPS1	MURPS1	
831	01/16/2022 01:16:05	DI	RAMIM2	LYNNT1	
881	01/16/2022 01:16:30	OS	HROMJ1	LYNNT1	
871	01/16/2022 01:17:05	NC	MURPS1		
871	01/16/2022 01:17:05	NC	MURPS1		
831	01/16/2022 01:20:24	OS	RAMIM2	LYNNT1	
NB81	01/16/2022 01:20:24	OS	LYNCR1	LYNNT1	
871	01/16/2022 01:20:24	OS	MURPS1	LYNNT1	
831	01/16/2022 01:22:15	FI	RAMIM2	LYNNT1	RETURNING TO SERVICE
881	01/16/2022 01:22:15	FI	HROMJ1	LYNNT1	SENT ON WAY
NB81	01/16/2022 01:22:15	FI	LYNCR1	LYNNT1	RETURNING TO SERVICE
871	01/16/2022 01:22:15	FI	MURPS1	LYNNT1	ADVISED

Vehicle

Activity	Plate	Make	Model	Serial	NCIC#	Insurance	Owner
Plate Check	6570HH	HYUN	Genesis	KMHGC4 6EX9U01 8099			



CAD Activity Detail ReportPrinted On: 11/06/25 06:43

Sunday, January 16, 2022**Hromy, Jonathan (HROMJ1)**

01:15:32	DI	881	Prime Unit
01:16:30	OS	881	
01:22:15	FI	881	

Lynch, Raymond III (LYNCR1)

01:22:15	FI	NB81	
01:20:24	OS	NB81	
01:15:32	DI	NB81	

Murphy, Shane M (MURPS1)

01:20:24	OS	871	
01:22:15	FI	871	
01:17:05	NC	871	Plate# 6570HH State:NJ
01:17:05	NC	871	Plate# 6570HH State:NJ
01:15:46	DI	871	
01:15:50	AC	871	

Ramirez, Modesto (RAMIM2)

01:16:05	DI	831	
01:20:24	OS	831	
01:22:15	FI	831	



CAD Activity Detail Report

Printed On: 11/06/25 06:43

Bayonne Police

22-035002 1205 Kennedy Blvd;BP Gang (330)

Reported : 05/23/2022 23:48:23	Prime Unit : 831
Priority : 2	Call Taker : Davis-Aragona, Jamie
Stacked : 23:48:51	Dispatcher : Lynn, Thomas
Dispatched : 23:51:02	Case# :
Arrived : 23:54:29	Finished : 23:57:34
Disposition : UNFOUNDED	

Notes

Date	Unit	Notes	PF
05/23/2022 23:48:23		In vehicle poss throwing bottles no disc	DAVIJ1
05/23/2022 23:51:02		Units Recommended: (Not able to recommend); Dispatched: 831, 871	LYNNT1

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
831	05/23/2022 23:51:02	DI	COLLM1	LYNNT1	
871	05/23/2022 23:51:02	DI	CANDR1	LYNNT1	
871	05/23/2022 23:51:47	AC	CANDR1	CANDR1	
831	05/23/2022 23:54:29	OS	COLLM1	LYNNT1	
871	05/23/2022 23:55:14	OS	CANDR1	LYNNT1	
871	05/23/2022 23:57:34	FI	CANDR1	LYNNT1	RETURNING TO SERVICE
831	05/23/2022 23:57:34	FI	COLLM1	LYNNT1	UNFOUNDED

Monday, May 23, 2022

Candelaria, Robert (CANDR1)

23:51:02	DI	871
23:51:47	AC	871
23:55:14	OS	871
23:57:34	FI	871

Collins, Michael (COLLM1)

23:57:34	FI	831	
23:54:29	OS	831	
23:51:02	DI	831	Prime Unit



CAD Activity Detail Report

Printed On: 11/06/25 06:42

Bayonne Police

22-048022 1205 Kennedy Blvd;BP Neighborhood Dispute (530)

Reported : 07/15/2022 11:18:08	Prime Unit : NB61
Priority : 2	Call Taker : O'Sullivan, Maryann
Stacked : 11:20:07	Dispatcher : Smith, Ann-Marie
Dispatched : 11:20:49	Case# :
Arrived : 11:23:41	Finished : 12:24:27
Disposition : ADVISED	

Notes

Date	Unit	Notes	PF
07/15/2022 11:18:08		Rfed and blk motorcycle, toyota camry gold in color vehicles blocking d/w caller states they are insulting him. states they are insulting him and trying to fight. also is cursing at us	OSULM1
07/15/2022 11:18:08		Call Back Information : 201-724-4001	OSULM1
07/15/2022 11:20:49		Units Recommended: NB61,681; Dispatched: NB61, 681	SMITA1
07/15/2022 11:21:16		Units Recommended: (Not able to recommend); Dispatched: CB61	SMITA1
07/15/2022 11:23:56		Units Recommended: (Not able to recommend); Dispatched: 671	LYNNT1
07/15/2022 11:24:20		Units Recommended: (Not able to recommend); Dispatched: 681	LYNNT1

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
NB61	07/15/2022 11:20:49	DI	PONIG1	SMITA1	
681	07/15/2022 11:20:49	DI	KUCZM1	SMITA1	
CB61	07/15/2022 11:21:16	DI	MALOR1	SMITA1	
CB61	07/15/2022 11:23:41	OS	MALOR1	LYNNT1	
NB61	07/15/2022 11:23:41	OS	PONIG1	LYNNT1	
681	07/15/2022 11:23:41	OS	KUCZM1	LYNNT1	
671	07/15/2022 11:23:56	DI	MAYT1	LYNNT1	
671	07/15/2022 11:23:59	OS	MAYT1	LYNNT1	
681	07/15/2022 11:24:14	FI	KUCZM1	LYNNT1	RETURNING TO SERVICE
681	07/15/2022 11:24:20	DI	KUCZM1	LYNNT1	
681	07/15/2022 11:24:25	OS	KUCZM1	LYNNT1	
671	07/15/2022 11:26:20	FI	MAYT1	LYNNT1	RETURNING TO SERVICE
CB61	07/15/2022 11:36:07	FI	MALOR1	SMITA1	RETURNING TO SERVICE
681	07/15/2022 11:47:17	FI	KUCZM1	SMITA1	RETURNING TO SERVICE
NB61	07/15/2022 12:24:27	FI	PONIG1	SMITA1	ADVISED

Friday, July 15, 2022

Kucza, Michal (KUCZM1)

11:47:17	FI	681
11:23:41	OS	681
11:20:49	DI	681



CAD Activity Detail ReportPrinted On: 11/06/25 06:42

11:24:14 FI 681

11:24:20 DI 681

11:24:25 OS 681

Maloney, Ryan (MALOR1)

11:21:16 DI CB61

11:23:41 OS CB61

11:36:07 FI CB61

May, Timothy (MAYT1)

11:26:20 FI 671

11:23:56 DI 671

11:23:59 OS 671

Ponik, George (PONIG1)

12:24:27 FI NB61

11:20:49 DI NB61 Prime Unit

11:23:41 OS NB61



CAD Activity Detail Report

Printed On: 11/06/25 06:41

Bayonne Police

24-079802 1205 Kennedy Blvd;BP Burglary/Theft to Automobile-N (58)

Reported : 10/31/2024 09:28:18	Prime Unit : 641
Priority : 2	Call Taker : Blue, Amanda
Stacked : 09:30:29	Dispatcher : Krasucki, Olivia
Dispatched : 09:48:09	Case# : 24-079802
Arrived : 10:00:25	Finished : 10:36:47
Disposition : REPORT TAKEN	

Notes

Date	Unit	Notes	PF
10/31/2024 09:28:18		Caller has Black Dodge Charger /// car entered & some items taken & moved // unsure point of entry	BLUEA1
10/31/2024 09:28:18		Call Back Information : 2017244001	BLUEA1
10/31/2024 09:30:29		Names Added : Zamoia, Rommel; Caller	BLUEA1
10/31/2024 09:48:09		Units Recommended: NB61; Dispatched: 641	OGBIG1

Names

Activity	Name	DOB	Address	Phone#
Caller	Zamora Alava, Rommel	09/24/1996	1205 Kennedy Blvd Bayonne, NJ 07002	M:(201) 724-4001

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
641	10/31/2024 09:48:09	DI	KRASO1	OGBIG1	
641	10/31/2024 09:53:04	AC	KRASO1	KRASO1	
641	10/31/2024 10:00:25	OS	KRASO1	KRASO1	
641	10/31/2024 10:36:47	FI	KRASO1	OGBIG1	REPORT TAKEN

Thursday, October 31, 2024

Krasucki, Olivia (KRASO1)

09:48:09	DI	641	Prime Unit
09:53:04	AC	641	
10:00:25	OS	641	
10:36:47	FI	641	

	Bayonne Police		Incident Report	
	Incident: U-BURG-STRUCTURE-FORCE RES NIGHT			
	Incident Report Number: 24-079802	Between: Date - Time	And/At: Date-Time 10/31/24	09:28
	Incident Location: 1205 Kennedy Blvd, Bayonne, NJ, 07002			
	Offense - 1: 2C:18-2A(1)	Offense - 2:	Offense - 3:	Offense - 4:
Offense - 5:	Offense - 6:	Offense - 7:	Offense - 8:	
V	Name (Last, First, Middle) Zamora Alava, Rommel	DOB: 09/24/1996	Race/Sex W/M	
Address: (Address, City, State, Zip) 1205 Kennedy Blvd, Bayonne, NJ, 07002			Phone 1 (201) 724-4001	
Employer			Phone 2	
Employer Address			Work Phone #	
	Name (Last, First, Middle)	DOB:	Race/Sex	
Address: (Address, City, State, Zip)			Phone 1	
Employer			Phone 2	
Employer Address			Work Phone #	
Body Worn Camera Used				
NARRATIVE				
<p>On Thursday October 31st 2024, at 0928 hours I was dispatched to 1205 Kennedy Blvd on a report of a burglary and theft to an automobile in the past. Upon my arrival, I was met with the victim Rommel Zamora-Alava who stated he came out to his vehicle (NJ Registration: K55RED) this morning finding it unlocked and rummaged through.</p> <p>Mr. Zamora- Alava parked his vehicle in the driveway which is located in the rear of the residence on October 30, 2024 at approximately 1730 hours and returned to the vehicle his morning at 0830 hours. Mr. Zamora-Alava locked the vehicle. Mr. Zamora-Alava conducted an inventory search of the items in his vehicle and stated a backpack, a camera and sunglasses were missing. Mr. Zamora-Alava stated the approximate value of the items taken is over \$200.00. I observed no forced entry to</p>				
Owner	Vehicle Information: (Year, Make, Model, Style, Color) 2012, Dodge, Charger, 4 Door, Black			
License Number: K55RED	State: NJ	Expiration Year: 2023	Vin: 2C3CDXBG4CH185467	Insurance Company:
Other Vehicle Information:				NCIC#
Reporting Officer(s): Krasucki, Olivia	Signature: 		Badge #: PO 381	Report Date: 10/31/2024
Time Received: 09:28:18	Time Cleared: 10:36:47	Unit(s) Assigned: 641	Pages: 1 Of 2	
Reviewed by: RASLD1	Badge #: L95	Copy To		

Date: 10/31/2024
Offense - 1: 2C:18-2A(1)
Incident Report Number: 24-079802

Incident Report Number

24-079802

Incident Location:

1205 Kennedy Blvd, Bayonne, NJ, 07002

Incident Date:

10/31/2024

the vehicle. The vehicle is insured with Progressive under policy # 956815041.

BCI services were not conducted due to Mr. Zamora-Alava manipulating the scene specifically by cleaning the interior of the vehicle, driving his son to school and then returning to report the incident.

I canvassed the area for cameras and observed cameras affixed to the 162 West 54th Street which faces the direction of the incident. I was able to review the cameras at 162 West 54th Street, DMC Plumbing and Heating (Tel:201-437-5751), which show an unknown person approach the vehicle at 2020 hours and enter the vehicle. It should be noted the time stamp on the camera is incorrect and shows the incident occurring at 1920 hours.

A New Jersey Victim Witness Notification Form was submitted. The Detective Bureau was notified of this incident.

Approved By



Reporting Officer(s):

Krasucki, Olivia

Badge #:

PO 381

Pages:

2 Of 2



CAD Activity Detail Report

Printed On: 11/06/25 06:41

Bayonne Police

24-080139 1205 Kennedy Blvd;BP Investigation (680)

Reported : 11/01/2024 15:21:32	Prime Unit : P350
Priority : 2	Call Taker : Jasolosky, Matthew
Stacked : 15:21:32	Dispatcher : Jasolosky, Matthew
Dispatched : 15:21:32	Case# :
Arrived : 15:21:32	Finished : 15:48:36
Disposition : SUPPLEMENTAL INVESTIGATION	

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
P350	11/01/2024 15:21:32	OI	KASEH1	JASOM1	
P350	11/01/2024 15:48:35	FI	KASEH1	JASOM1	SUPPLEMENTAL INVESTIGATION

Friday, November 1, 2024

Kased, Hany (KASEH1)

15:21:32	OI	P350
15:48:35	FI	P350



CAD Activity Detail Report

Printed On: 11/06/25 06:40

Bayonne Police

25-009319 1205 Kennedy Blvd;BP Noise Complaint (540)

Reported : 02/05/2025 01:39:43	Prime Unit : 842
Priority : 2	Call Taker : Yannaccone, Amanda
Stacked : 01:40:38	Dispatcher : Hurley, Michael
Dispatched : 01:55:04	Case# :
Arrived : 01:55:13	Finished : 01:55:17
Disposition : ADVISED	

Notes

Date	Unit	Notes	PF
02/05/2025 01:39:43		Small blue car blasting music	YANNA1
02/05/2025 01:39:43		Call Back Information : 646-886-2741	YANNA1
02/05/2025 01:55:04		Units Recommended: (Not able to recommend); Dispatched: 842	HURLM1

Units

Unit	Unit Time	Activity	Officer	Dispatcher	Disposition
842	02/05/2025 01:55:04	DI	DWYES1	HURLM1	
842	02/05/2025 01:55:04	DI	OLANB1	HURLM1	
842	02/05/2025 01:55:10	AC	DWYES1	OLANB1	
842	02/05/2025 01:55:10	AC	OLANB1	OLANB1	
842	02/05/2025 01:55:13	OS	DWYES1	HURLM1	
842	02/05/2025 01:55:13	OS	OLANB1	HURLM1	
842	02/05/2025 01:55:17	FI	DWYES1	HURLM1	ADVISED
842	02/05/2025 01:55:17	FI	OLANB1	HURLM1	ADVISED

Wednesday, February 5, 2025

Dwyer, Shannon (DWYES1)

01:55:04	DI	842	Prime Unit
01:55:17	FI	842	
01:55:13	OS	842	
01:55:10	AC	842	

Olander, Brandon (OLANB1)

01:55:04	DI	842	Prime Unit
01:55:10	AC	842	
01:55:13	OS	842	
01:55:17	FI	842	

Reinertsen, Ronald

From: Rosemarie Martinez <>
Sent: Friday, October 31, 2025 10:55 AM
To: Alicia Losonczy; Kenneth Drago; joseph.scerbo; Jessica Connors; Suzanne Cavanaugh
Cc: Reinertsen, Ronald
Subject: RE: B32, L 13.01 & 15, 1201-1205 JFK AINOR study - request for Municipal Records

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This message needs your attention

- Some Recipients have never replied to this person.

Report this Email or Mark as Safe

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Good morning,

The properties mentioned below are paid up to date. Please note that 4th qtr. is due Nov 10th.

Best,
Rose

Block:
 Lot:
 Qualifier:
 Owner:
 Redacted Name:
 Prop Loc:
 Account Id:

General		Assessed Value		Additional	Billing	Deductions		Balance		All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed			Principal Balance	Interest	Total Balance				
2026	2		3,123.36			3,123.36	.00	3,123.36				
2026	1		3,123.36			3,123.36	.00	3,123.36				
2026		Total	6,246.72			6,246.72	.00	6,246.72				
2025	4		3,396.91			3,396.91	.00	3,396.91				
2025	3		3,032.53			.00	.00	.00				
2025	2		3,032.00			.00	.00	.00				
2025	1		3,032.00			.00	.00	.00				
2025		Total	12,493.44			3,396.91	.00	3,396.91				
2024	4		3,157.05			.00	.00	.00				
2024	3		3,152.00			.00	.00	.00				
2024	2		2,910.00			.00	.00	.00				
2024	1		2,910.00			.00	.00	.00				
2024		Total	12,129.05			.00	.00	.00				

Other Delinquent Balances: Interest Date: 10/31/25
 Other APR2 Threshold Amt: Per Diem: Last Payment Date:

TOTAL TAX BALANCE DUE

Notes Exist

Block:
 Lot:
 Qualifier:
 Owner:
 Redacted Name:
 Prop Loc:
 Account Id:

General		Assessed Value		Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed		Principal Balance	Interest	Total Balance			
2026	2		3,353.76		3,353.76	.00	3,353.76			
2026	1		3,353.76		3,353.76	.00	3,353.76			
2026		Total	6,707.52		6,707.52	.00	6,707.52			
2025	4		3,647.15		3,647.14	.00	3,647.14			
2025	3		3,255.89		.00	.00	.00			
2025	2		3,256.00		.00	.00	.00			
2025	1		3,256.00		.00	.00	.00			
2025		Total	13,415.04		3,647.14	.00	3,647.14			
2024	4		3,390.77		.00	.00	.00			
2024	3		3,385.00		.00	.00	.00			
2024	2		3,124.00		.00	.00	.00			
2024	1		3,124.00		.00	.00	.00			
2024		Total	13,023.77		.00	.00	.00			
2023	4		3,178.41		.00	.00	.00			
2023	3		3,187.00		.00	.00	.00			
2023	2		3,066.00		.00	.00	.00			
2023	1		3,066.00		.00	.00	.00			
2023		Total	12,497.41		.00	.00	.00			
2022	4		3,055.51		.00	.00	.00			
2022	3		3,125.00		.00	.00	.00			
2022	2		3,042.00		.00	.00	.00			
2022	1		3,042.00		.00	.00	.00			

Other Delinquent Balances: Interest Date: 10/31/25
 Other APR2 Threshold Amt: Per Diem: Last Payment Date:

TOTAL TAX BALANCE DUE

Principal: Penalty:
 Misc. Charges: Interest: Total:

Rosemarie Martinez-Kufta, CTC
Tax Collector
City of Bayonne

From: Alicia Losonczy
Sent: Friday, October 31, 2025 8:32 AM
To: Kenneth Drago; joseph.scerb; Rosemarie Martinez; Jessica Connor; Suzanne Cavanaugh
Cc: Reinertsen, Ronald
Subject: FW: B32, L 13.01 & 15, 1201-1205 JFK AINOR study - request for Municipal Records

Good morning, all:

Ron from CME is conducting another Area in Need of Redevelopment Preliminary Investigation for 1201-1205 JFK Boulevard (Block 32, Lots 13.01 and 15). It would be greatly appreciated if you could provide him with the information requested below.

Thank you,
Alicia K. Losonczy
Planning/Zoning Board of Adjustment Administrator
City of Bayonne - Department of Planning, Zoning and Development
630 Avenue C (Room 13)
Bayonne, NJ 07002

Appendix F: Existing Buk Regulations

§ 35-5.5.e (R-M High Density Residential District, Area, Yard and Structure Requirements)

1.	Minimum area:				
	Detached Single Family	3,000 square feet	(interior lot)	4,000 square feet	(corner lot)
	Detached Double Family	3,000 square feet	(interior lot)	4,000 square feet	(corner lot)
	Single family townhouse	2,000 square feet	(interior lot)	3,000 square feet	(corner lot)
	Double family townhouse	2,500 square feet	(interior lot)	3,000 square feet	(corner lot)
	Low Rise Apartments	1,000 square feet per unit		1,000 square feet per unit	
	High Rise Apartments	400 square feet per unit			
2.	Minimum lot fronting:				
	Detached Single Family	30 feet	(interior lot)	40 feet	(corner lot)
	Detached Double Family	30 feet	(interior lot)	40 feet	(corner lot)
	Single family townhouse	20 feet	(interior lot)	30 feet	(corner lot)
	Double family townhouse	25 feet	(interior lot)	30 feet	(corner lot)
	Low Rise Apartments	75 feet			
	High Rise Apartments	100 feet			
3.	Minimum frontage setback:				
	Detached Single Family	20 feet	(interior lot)	20 feet	(corner lot)
	Detached Double Family	20 feet	(interior lot)	20 feet	(corner lot)
	Single family townhouse	20 feet	(interior lot)	20 feet	(corner lot)
	Double family townhouse	20 feet	(interior lot)	20 feet	(corner lot)
	Low Rise Apartments	(none)			
	High Rise Apartments	1/2 Building Height			
4.	Minimum rear yard setback:				
	Detached Single Family	20 feet	(interior lot)	20 feet	(corner lot)
	Detached Double Family	20 feet	(interior lot)	20 feet	(corner lot)
	Single family townhouse	20 feet	(interior lot)	20 feet	(corner lot)
	Double family townhouse	20 feet	(interior lot)	20 feet	(corner lot)
	Low Rise Apartments	20 feet	(interior lot)	20 feet	(corner lot)
	High Rise Apartments	1/2 Building Height			
	Accessory Structure: (All Uses)	3 feet	(interior lot)	3 feet	(corner lot)
5.	Minimum Side Yard				
	Principal Structure				

§ 35-5.5.e (R-M High Density Residential District, Area, Yard and Structure Requirements)

	High Rise Apartments	1/2 Building Height		
	All other uses	3 feet, except that the combination of both side yards must be at least 6 feet		
	Accessory Structure:			
	All Uses:	3 feet		
6.	Maximum structure height			
	Principal Use			
	Detached Single Family	35 feet and not exceeding 2 1/2 stories		
	Detached Double Family	35 feet and not exceeding 2 1/2 stories		
	Single family townhouse	35 feet and not exceeding 2 1/2 stories		
	Double family townhouse	35 feet and not exceeding 2 1/2 stories		
	Low Rise Apartments	40 feet, not exceeding 3 1/2 stories		
	High Rise Apartments	160 feet, not exceeding 14 stories		
	Accessory Use			
	Low Rise Apartments	20 feet and not exceeding 2 stories		
	High Rise Apartments	30 feet and not exceeding 3 stories		
	All other Uses	15 feet and not exceeding 2 1/2 stories		
7.	Maximum lot coverage of principal and accessory structure	70%		
8.	Floor Area Ratio			
	Low Rise apartments	1.5		
	High Rise Apartments	1.8		
	All other Uses	(none)		