Redevelopment Plan

Block 32 Lots 10-12, 13.01 & 15
1191-1205 John F Kennedy Boulevard

Prepared for:
City of Bayonne, Hudson County, New Jersey

Prepared on December 30, 2025 by:

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Date of Adoption:

The original of this Redevelopment Plan was signed and sealed in accordance with N.J.S.A. 45:14A-1

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1.0 Introduction

On September 17, 2025 and December 17, 2025, the Municipal Council of the City of Bayonne (the "City" and "Council", respectively) adopted Resolution 25-08-13-074 and Resolution 25-12-17-107 (the "Resolutions") designating property identified on City of Bayonne Tax Maps as Block 32 Lots 10-12, 13.01 and 15 as being a non-condemnation area in need of redevelopment, and authorized and directing the Planning Board of the City (the "Planning Board") to prepare a Redevelopment Plan pursuant to the Local Redevelopment and Housing Law (LHRL) at N.J.S.A. 40:12A-1 et. seq.

This Redevelopment Plan (the "Plan") has been prepared in response to the Resolutions. A copy of the Resolution, as well as Map Exhibits and Tax Maps contained within, are included in the Appendices section of this Plan.

The 20,052 +/- square foot area subject to this Redevelopment Plan consists of five (5) lots which are in the northern part of the City, collectively referred to as the "Redevelopment Area" within this Plan.

The Plan's vision for this area is to redevelop this property with highly attractive, visually enhanced multifamily building with modern land use planning standards to provide a variety of housing types with amenities for its residents within the City of Bayonne. A multi-story mixed-use building (maximum 9 stories) with sufficient parking on the ground floor for the residential units is envisioned in this area.

This redevelopment consideration has been initiated as part of the City's ongoing effort to revitalize underutilized and distressed properties within the City and to incentivize private investment in areas where conventional zoning has failed to manifest the same.

1.1 Redevelopment Area Description

The Redevelopment Area is located along John F. Kennedy Boulevard (JFK Boulevard"), which is serviced by NJ Transit bus lines.

The Redevelopment Area is approximately 0.9 miles (a 21-minute walk) from the 45th Street Station of the Hudson-Bergen Light Rail line in the City of Bayonne. The Redevelopment Area is comprised of the following properties

Block	Lot	Property Location
32	**10**	1191-1195 JF KENNEDY BLVD
32	**11**	1197 JF KENNEDY BLVD
32	**12**	1199 JF KENNEDY BLVD
32	13.01	1201-1203 JF KENNEDY BLVD
32	15	1205 JF KENNEDY BLVD
Source: Mod IV		

A summary of existing conditions within Redevelopment Area is as follows:

Block 32 Lot 10 (1191-1195 JF KENNEDY BLVD)

1191-1195 JFK Boulevard being Block 32 Lot 10 is a vacant corner lot which covers 7,500 square feet. The property has 75 feet of frontage along JFK Boulevard and 100 feet along West 53rd Street, and currently contains pavement with overgrown vegetation, and which (together with Lots 11 and 12) was previously developed with a gas station. Based on aerial imagery of the site, it appears the gas station was removed between September 2021 and April 2022.

Lots 10, 11 and 12 have several environmental issues. A review for environmental constraints indicates the presence of a groundwater contamination area (CEA) across most of the lot. The site is also listed as a known contaminated site by the NJDEP, and a New Jersey Environmental Management System (NJEMS) site. The site is under an active Licensed Site Remediation Professional (LSRP) program ID. All these identifications are based on a gas station that used to exist within Lots 10, 11 and 12.

Block 32 Lot 11 (1197 JF KENNEDY BLVD)

1197 JFK Boulevard being Block 32 Lot 11 is a vacant interior lot which covers 2,500 square feet, has 25 feet of frontage along JFK Boulevard, currently contains pavement with overgrown vegetation, and which (together with Lots 10 and 12) was previously developed with a gas station. Based on aerial imagery of the site, it appears the gas station was removed between September 2021 and April 2022.

Block 32 Lot 12 (1199 JF KENNEDY BLVD)

1199 JFK Boulevard being Block 32 Lot 12 is a vacant interior lot which covers 2,500 square feet, has 25 feet of frontage along JFK Boulevard, currently contains pavement with overgrown vegetation, and which (together with Lots 10 and 11) was previously developed with a gas station. Based on aerial imagery of the site, it appears the gas station was removed between September 2021 and April 2022.

Block 32 Lot 13.01 (1201-1203 JF KENNEDY BLVD)

1201-1203 JFK Boulevard being Block 32 Lot 13.01 is a 100-foot-deep interior parcel with 50 feet of frontage along JFK Boulevard to the SE and is bounded by the following parcels with Block 32: Redevelopment Area Lot 12 (SW side), Lot 16 (NW rear) and Redevelopment Area Lot 15 (NE side).

Lot 13.01 currently 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 JFK Boulevard. NJDEP's GeoWeb application indicates that Lot 13.01 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).

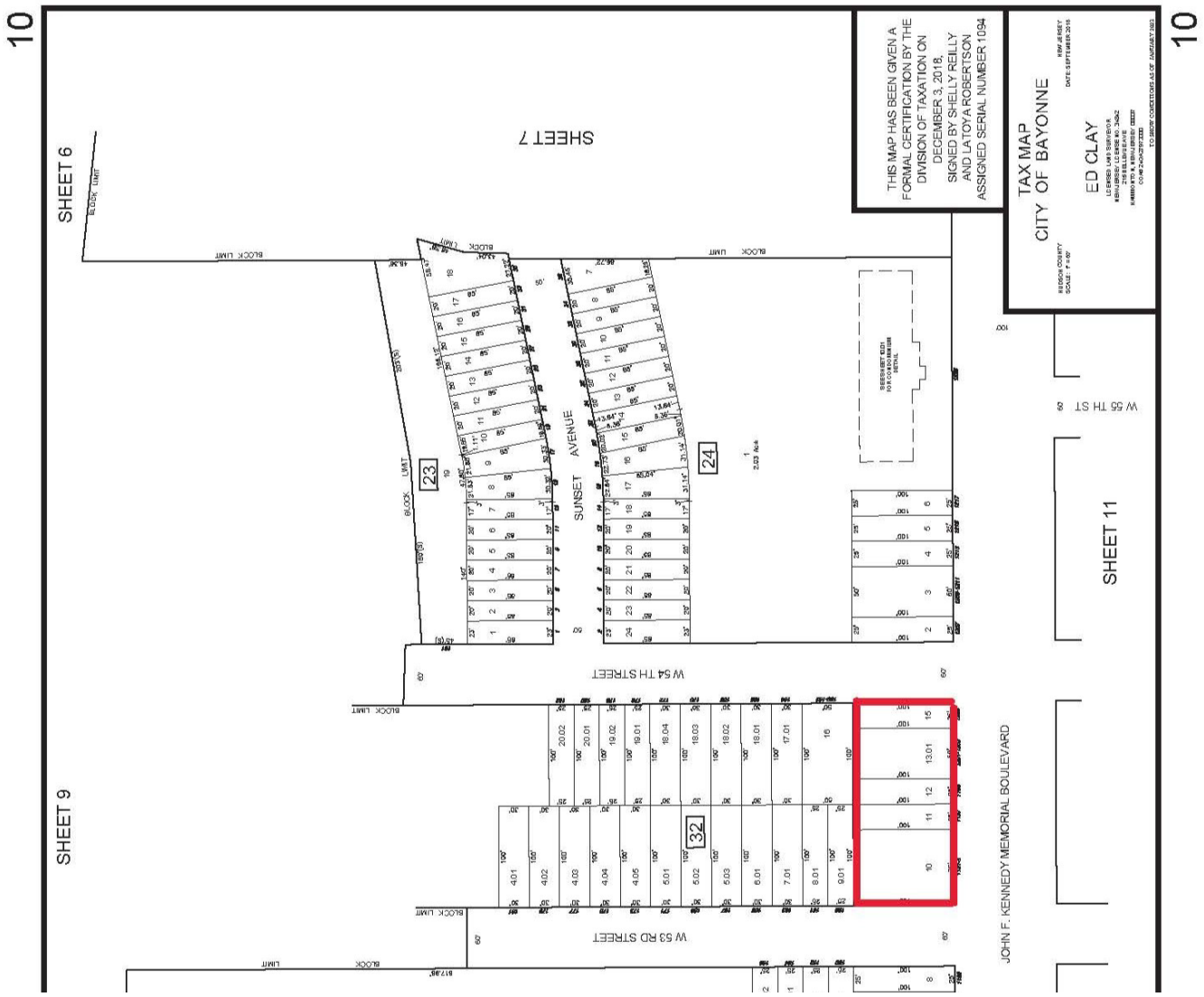
Block 32 Lot 15 (1205 JF KENNEDY BLVD)

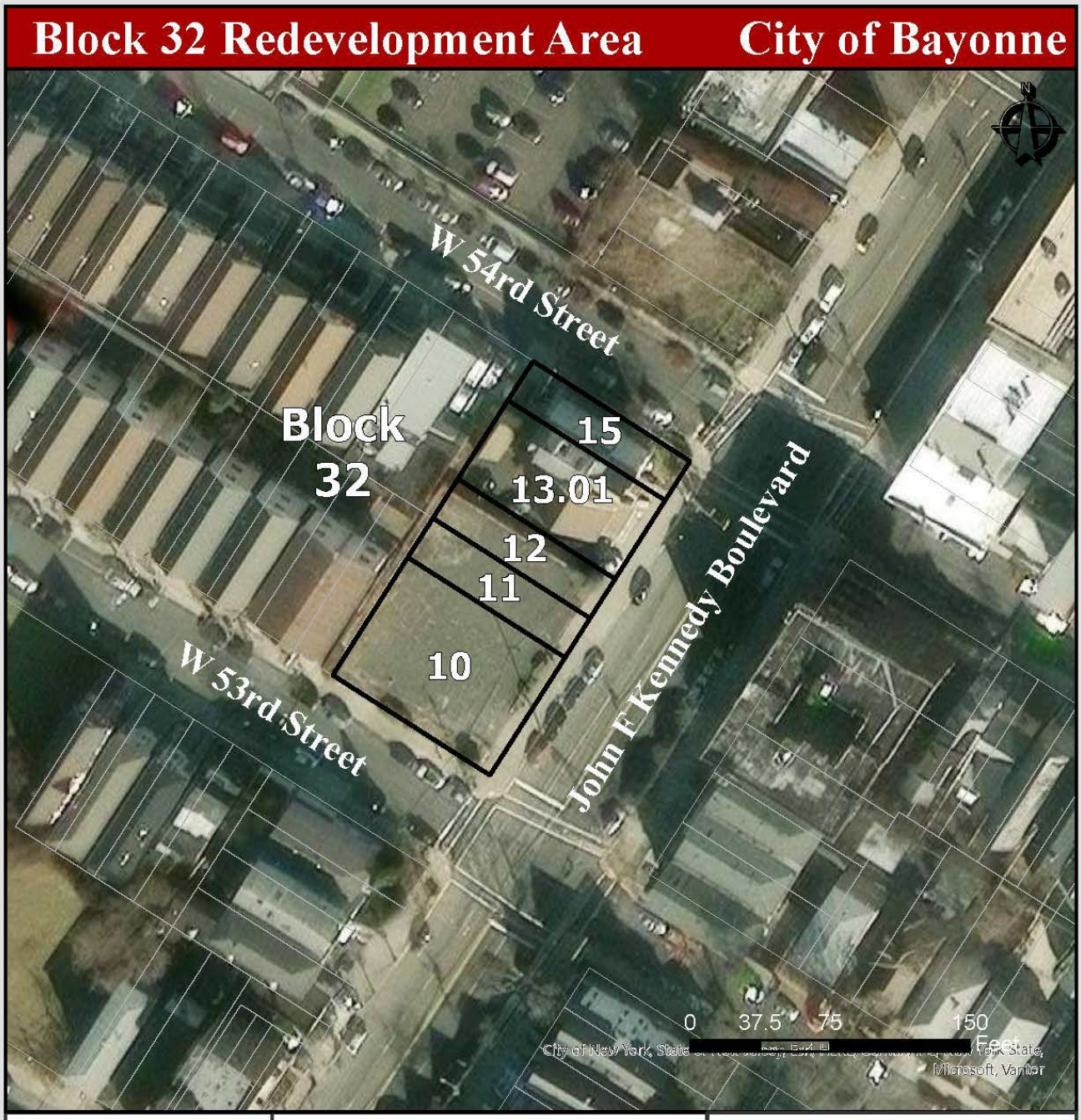
1205 JFK Boulevard being Block 32 Lot 15 is a corner lot parcel with 25 and 100 feet of frontage along JFK Boulevard and West 54th Street to the SE and NE, respectively, is bounded by the

following parcels with Block 32: Lot 16 (NW rear) and Redevelopment Area parcel Lot 13.02 (SW side).

Lot 15 contains a 2-story structure, a paved accessory parking off the West 54th Street frontage, and a shed. The entrance to the home faces JFK Boulevard. NJDEP's GeoWeb application indicates that Lot 15 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).

The Redevelopment Area is located within Block 32, Sheet 10 of the official tax maps of the City; this map and boundaries of the Redevelopment Area delineated within a Redevelopment Area Map are located below and on the following page.





Block 32 Redevelopment Area

Block 32 Lots 10 - 12, 13.01 & 15

1191-1205 John F Kennedy Blvd

CITY OF BAYONNE
HUDSON COUNTY
NEW JERSEY

Legend

Block 32 Lots 10 - 12, 13.01 & 15

MODIV Tax Parcels

Source: NJGIN

CME ASSOCIATES

CONSULTING AND MUNICIPAL ENGINEERS LLC
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
Barnegat • Berlin • Camden • Cape May Court House • East Brunswick • Howell • Parlin

DATE	SCALE	LAST REVISED	CREATED BY
12/02/2025	1:850	12/02/2025	Myles Elgart

1.2 Required Redevelopment Plan Components

Pursuant to Section 40A:12A-7 of the New Jersey Local Redevelopment Housing Law (LRHL), redevelopment plans shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate the following:

A. The plan relationship to define local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

B. Proposed land uses and building requirements in the project area.

C. Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area.

D. An identification of any property within the redevelopment area, which is proposed to be acquired in accordance with the redevelopment plan.

E. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities; (b) the master plan of the county in which the municipality is located; (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act", P.L... 1985, c398 (C.52:18A-196 et al.)

F. Description of the plan relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law" (MLUL). The plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area.

G. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan.

H. The redevelopment plan may include provisions of affordable housing in accordance with the "Fair Share Housing Act" P.L. 1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

1.3 Redevelopment Goals and Objectives

This Plan provides an orderly development of the Redevelopment Area in accordance with the following goals and objectives:

A. To provide for the coordinated and orderly development of vacant and underutilized parcels in a manner consistent with the City Master Plan, Hudson County Strategic Revitalization Plan, and State Development and Redevelopment Plan.

B. To promote the revitalization of vacant and underutilized sites with viable land uses.

C. To promote redevelopment that is appropriate for the Redevelopment Area's unique location, the surrounding land uses, and proximity to mass transit facilities.

D. To ensure high quality and attractive residential redevelopment to provide different types

of housing opportunities to City of Bayonne.

E. To ensure compliance with all applicable state and local regulations.

F. To promote the goals of healthy and livable communities.

G. To provide a resident population to support local businesses and transit ridership.

H. To provide for a variety of land uses including new housing stock.

2.0 Land Development Regulations

The following sections contain the land use regulations that will apply only to development to be contained on lands located within Redevelopment Area. The following use, bulk, and design regulations are intended to provide for the coordinated and orderly growth of the Redevelopment Area in the interest of public health, safety, and welfare.

2.1 General Regulations

This Redevelopment Plan will set forth the use, bulk and dimensional standards, permitted uses, design standards, and other requirements within the Redevelopment Area The standards contained within this Redevelopment Plan shall supersede the City's existing regulations, including the zoning regulations of the underlying zone, permitted uses, bulk requirements, and other provisions found within *The Revised General Ordinances of the City of Bayonne, 2002*, also referred to as the "Code" within this Redevelopment Plan, unless otherwise set forth herein.

Development applications for the Redevelopment Area shall be reviewed and approved by the Planning Board under normal subdivision and site plan review procedures as found in N.J.S.A. 40:55D-1 et seq., and those found within the Code.

The Planning Board may, after review of a site plan that is in one or more aspects inconsistent with this Redevelopment Plan, grant deviations from the strict application of the regulations contained in this Plan in accordance with the provisions for bulk variances in N.J.S.A. 40:55D-70c, or design waivers variances as set forth in N.J.S.A. 40:55D-51. No deviations may be granted which will result in permitting a use that is not a permitted use within this Redevelopment Plan. Any deviation from standards of this Plan that results in a "d" variance pursuant to N.J.S.A. 40:55D-70.d shall be addressed as an amendment to the Plan rather than via variance relief through the City's Zoning Board of Adjustment.

Any waivers granted shall be reasonable within the general intent and purposes of the provisions for site plan review and/or subdivision approval within this Plan. No deviations pursuant to N.J.S.A. 40:55d-70.c et seq may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intents and purpose of this Redevelopment Plan.

Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment to the City of Bayonne Revised General Ordinances of City of Bayonne, and Zoning Map.

2.2 Defined Terms

The use and understanding of terms shall be consistent with the definitions listed at N.J.S.A. 40A:12A-3 of the LRHL, N.J.S.A. 40:55D-3 to 40:55D-7 of the Municipal Land Use Law and the LRHL.

A. Word Usage

1. Words used in the present tense include the singular number as well as the plural.
2. The word “parcel” includes the words “lot” and “plot.”
3. The phrase “used” includes “arranged,” “designated,” “intended,” “constructed,” “altered,” “maintained,” “occupied,” “converted,” “rented,” “leased,” or “intended to be used.”
4. The term “such as,” where used herein, shall be considered as introducing a typical or illustrative rather than an entirely exclusive or inclusive designation of permitted or prohibited uses, activities, establishments or structures.
5. “Shall” and “will” are mandatory.
6. “May” and “should” are permissive.
7. The word “person” includes an individual, corporation, partnership or any other legal entity.
8. The word “includes” or “including” shall not limit the term to the specified example; but is intended to extend its meaning to all other instances of like kind and character.
9. Any word or term not defined or referenced within this Plan shall be used with a meaning of standard usage as defined in Webster’s New International Dictionary of the English Language, unabridged and latest edition.
10. Whenever a term is used in this Section which is not defined, but which term is defined in the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), such term is intended to have the meaning as defined in the Municipal Land Use Law.

B. Definitions

Unless otherwise defined in this Redevelopment Plan, all definitions shall refer to the Code, with the exception if said Code definition necessitates a deviation or waiver, whereupon an acceptable industry-standard definition shall be utilized in lieu of the Code Definition.

The following definitions are applicable to the Redevelopment Area, and supersede any Code definitions regarding the same:

Accessory Use or Structure – A use or structure subordinate to the principal use of a building or structure on the same zone lot and serving a purpose customarily incidental to the use of the principal building.

Application for development – The application form and all accompanying documents required by ordinance for approval of a subdivision plat, site plan, planned development, cluster development, conditional use, zoning variance or direction of the issuance of a permit pursuant

to N.J.S.A. 40:55D-34 or -36.

Building Height – The vertical distance measured from the mean elevation of the finished grade along the front of the building to the highest point of the roof deck of a flat roof. To the mean height level; between the eaves and the ridge for gable and hipped roofs. To the deck line for mansard roofs. Building Height shall not include roof-mounted mechanical equipment, elevator shafts and stair bulkheads, or semi-permanent structures such as awnings, pergolas. or other rooftop structures, including but not limited to structures used for indoor and outdoor recreation facilities and canopies, provided said equipment or structures do not exceed twenty-five (25) feet in height as measured from the top of the roofline, or as otherwise stipulated herein.

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

Co-Working – Shared offices that shall provide residents with individual workspace and common space such as lobbies, meeting rooms, mail rooms and copy rooms.

Development – The division of a parcel of land into 2 or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or any mining, excavation of landfill, and any use or change in use of any building or other structure or land or extension of use of land, for which permission may be required; redevelopment.

Floor Area – The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls of the building. Floor area shall not include areas devoted to mechanical equipment or any rooftop structures serving the building, areas devoted exclusively to off-street parking and loading space for motor vehicles, nor any below-grade or subsurface level or space where the floor-to-ceiling height is less than 6½ feet.

Habitable Space – Any area between a floor and ceiling or roof line that is at least seven feet in height, per the IBC (International Building Code) and IRC (International Residential Code) for living, sleeping, eating and cooking.

Lot Area – The total horizontal area included within lot lines but not including any part of a street or railroad right-of-way.

Lot, Corner – A lot at the junction to two or more intersecting streets where the interior angle of the intersection does not exceed 120 degrees. Each corner lot shall have front yards along each street frontage and one rear yard.

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

Lot Frontage – Shall mean the shortest distance between the intersection points of the side lines of a lot with the front street right-of-way line. In the case of a corner lot, either street frontage which meets the minimum frontage required within the Redevelopment Area may be considered the lot frontage.

Multifamily Dwelling - Shall mean a building or portion thereof containing three or more dwelling units.

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

Outdoor seating – An addition to or extension of a restaurant that is characterized by the following;

i. Serving food or drink to be consumed by the public at two (2) or less tables, with not more than four (4) chairs at each table, located within that portion of the sidewalk that lies within the area bounded by the public street, the principal façade and the imaginary perpendicular lines running from the outer edges of such principal façade to the public street; and

ii. Containing only readily removable tables and chairs, without portable and/or temporary railings and/or planters; and

iii. Unenclosed by fixed walls or ceilings, fences and removable barriers, umbrellas or other nonpermanent enclosures, exclusive of retractable awnings that are permanently affixed to the subject premises.

Parking Structure – A building or structure consisting of one or more levels and used to store motor vehicles.

Plaza – a public square, court, entryway, or similar outdoor feature for public use and enjoyment, generally defined by a paved surface or hardscape with exposure to the open air, and which may include seating or plantings or other features.

Lot Line, Front - Shall mean the lot line separating a lot from a street right-of-way, also referred to as a "street line."

Lot Line, Rear - Shall mean the lot line opposite and most distant from the front lot line, or the point at which the side lot lines meet. In the case of a corner lot, the lot line side opposite the front entrance shall be considered the rear lot line.

Recreation Facilities – Facilities or structures, and their accessory uses, including, but not limited to, game rooms, swimming pools, gymnasiums, bowling alleys, exercise rooms, or tennis, basketball, or racquetball courts, which may be located on the ground, within the building, or on rooftops.

Recreation Facility, Personal – A recreation facility provided as an accessory use on the same tract as a principal permitted use and designed to be used primarily by the occupants of the principal use and their guests.

Recreation Facility, Private – A recreation facility operated by a private organization and open only to bona fide members and guests

Recreation Facility, Public – A recreation facility open to the general public, which may be associated with a governmental agency but not necessarily so.

Redeveloper – Any person, firm, corporation or public body that shall enter into a contract with the municipality or other redevelopment entity for the redevelopment or rehabilitation, or any area in need of redevelopment, or an area in need of rehabilitation, or any part hereof, under the provisions of the LRHL, or for any construction or other work, forming part of a redevelopment or rehabilitation project.

Ride-Sharing Services – A public or private service that provides on-demand and ride-hailing transportation such as buses, taxicabs, limousines, car pools, van pools, water taxis, and the like (including, by way of example, the following companies: Uber, Lyft, Zipcar); ride-sharing services may include bike-sharing (such as Citi Bike, by way of example); ride-sharing services.

Setback – The closest distance measured perpendicular to the street line or lot line and the plane established by the farthest projection of a building nearest to the street line or lot line.

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

Story – That portion of a building included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, then the space between the floor and ceiling next above it. The floor of the first story of a building shall not be more than six (6) feet above the average grade of the ground around the building. A cellar or parking level under a building which is not more than half its height above grade shall not be considered a story. A mezzanine shall only be considered a story if it is habitable, otherwise a mezzanine shall not be considered a story. Architectural embellishments, mechanical equipment enclosures, elevator and staircase bulkheads or other rooftop structures, including structures used for indoor and outdoor recreation facilities, (so long as these spaces are not being used for habitable space) and semi-permanent rooftop structures and improvements (such as pergolas or gazebos) shall not be counted as a story. Architectural embellishments, mechanical equipment enclosures, elevator and staircase bulkheads and semi-permanent rooftop structures and improvements (such as pergolas or gazebos) shall not be counted as a story.

Street Line – The edge of the existing street right-of-way, forming the dividing line between the street and lot.

Streetscape – All of the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.

Street Tree – A tree in a public place, street, landscape easement or right-of-way adjoining a

street constituting a large tree in size when mature.

Yard – A space extending between the closest point of any building and lot line or street line.

Yard, Front – A yard extending across the full width of the lot and lying between the street line and the closes point of the principal building on the lot. The depth of the front yard shall be measured horizontally and at right angles to either a straight street line or the tangent lines of curved street lines. The minimum required front yard shall be the same as the required set back.

Yard, Rear – A yard extending across the full width of the lot and lying between the rear lot line and the closes point of the principal building on the lot. The depth of the rear yard shall be measured horizontally and at right angles to either a straight rear lot line, the tangent of a curved rear lot line, or the mid-point of an angled rear lot line.

Yard, Side – Any yard which is not a front yard or a rear yard.

2.3 Use Regulations

1. Permitted Principal Uses
    a. Multifamily dwellings consisting only of studio, one-bedroom and two-bedroom units. Apartments with three bedrooms or more are not permitted.
    b. Retail and/or commercial uses (first or ground floor).
    c. Mixed-Use Buildings)
    d. . A combination of any of the preceding uses.
2. Permitted Accessory Uses

    The following accessory uses shall be permitted:

    a. Leasing Office.
    b. Outdoor roof terrace with amenities including semi-permanent structures like pergolas and gazebos.
    c. Rooftop lobby and indoor/outdoor amenity structures
    d. Fences
    e. Signs as defined herein
    f. Parking, which may be structured parking and/or surface parking, and may include automated mechanical stackers
    g. Recreation facilities that are accessory to a residential development and limited exclusively for the use and enjoyment of the residents of the development.
    h. Trash chute and refuse room within the building
    i. Landscaping
    j. Streetscape

k. Utilities including alternative energy sources such as solar panels and electric charging stations, and green infrastructure such as green roofs and rain gardens

l. Bicycle storage, either indoor rooms or outdoor racks.

m. Any use that is customary and incidental to any principal uses set forth herein.

3. Prohibited Uses

   a. Any use that is not expressly permitted is prohibited.

2.4 Bulk Regulations

1. Minimum Lot Area: 12,500 square feet or the minimum square footage as identified in a site plan application
2. Minimum Lot Frontage: 100 feet.
3. Maximum Impervious Coverage: shall not exceed ninety-five percent (95%) of the total tract area, but may be increased through the following means. The percentage of lot area covered by a green roof, may offset building coverage at a ratio of one foot of green roof to one-foot of building coverage. For example, if the green roof covers one percent (1%) of the lot area, the building coverage may be increased by one percent (1%)
4. Maximum Building Height:

   a. Alternative Development Scenarios:

      i. 9 stories/110 feet; provided first story with parking is permitted to be 31 feet., and subject to the off-street parking requirements set forth in Section 2.5.3 b and pursuant to an agreement that a Redeveloper will provide a “shuttle” between the Redevelopment Area and the nearest station of the Hudson Bergen Light Rail System.

      ii. 8 stories/100 feet; provided the first story with parking is permitted to be 31 feet and subject to the off-street parking requirements set forth in Section 2.5.3.b; or

      iii. 6 stories/80 feet; provided the first story with parking is permitted to be 31 feet and subject to the off-street parking requirements set forth in Section 2.5.3.a.

   b. Notwithstanding the maximum building heights listed within the Alternate Development Scenarios above, the first story with parking may consist of multiple levels consisting of fully automated parking, semi-automated parking, ramped surface parking or any combination thereof. Other spaces within the lower and upper limits of this first story with parking and within the building footprint may also be provided on multiple levels within the single building story. These spaces may include building support spaces, utility rooms, utility service entrances, building entrance lobbies and other building amenity spaces shall not exceed the height set

forth within the height definition located within Section 2.2.B (Defined Terms, Definitions)

c. Staircase, elevator bulkheads, utility rooms, elevator lobbies, and the rooftop amenities (terrace with semi-permanent structures and permanent structures used for indoor or outdoor recreation) are permitted above the 10th story and shall not be considered a story

5. Minimum Building Setbacks:
    a. Front Yard: 0 feet
    b. Rear Yard: 0 feet
        i. First 3 feet
        ii. All other floors: 5 feet
    c. Side Yard: 3 feet
    d. Building projections, appurtenances, and architectural features shall be permitted to extend into setback areas; by way of example this shall include but not be limited to columns, cornices, vestibules, stoops, steps, canopies, balconies, and the like. In no case shall the encroachment into the setback area exceed 60 inches. The above shall be permitted to extend into the right-of-way, subject to approval by the governing body.
6. Maximum residential unit count: 130 dwelling units.
7. Minimum residential floor area:
    a. Studio: 500 square feet
    b. One-Bedroom: 700 square feet.
    c. Two-Bedroom: 1,000 square feet.
    d. No more than 75% of units shall have the same number of bedrooms per building.
    e. All bedrooms, other than studios, shall have one exterior window as a natural source of light.
    f. Each unit shall contain basic amenities such as washer and dryer unit(s) and cable television utility services.
    g. A maximum of ten percent (10%) of the units for each bedroom category shall be permitted to have a floor area less than ten percent (10%) of the minimums indicated.
8. A common package room or designated area for packages is required.

2.5 Parking Regulations

1. Off-street parking shall be permitted, and is required, as surface parking or structured

parking.

2. Off Street Parking shall comply with Residential Site Improvement Standards (RSIS) regarding maximum number of parking spaces.
3. Minimum Off-Street vehicular parking requirements
    a. 6-story building : 1.0 spaces per studio and one-bedroom dwellings; 1.25 spaces per two-bedroom dwelling
    b. 8-story and 9-story building: 1.5 spaces per dwelling.
    c. Commercial/Retail space on the ground floor: 1.0 spaces per every 500 sq. ft. over 2,000 sq. ft of commercial/retails space reserved for employee(s) of the establishment(s)
    d. Accessory Use: None
    e. Handicapped designated parking shall be provided in accordance with the Americans with Disabilities Act (ADA).
    f. Electric vehicle parking space: Provision of electric vehicle parking spaces and associated credits shall be in accordance with State of New Jersey regulations and EV Model Ordinance.
    g. Bicycle Parking:
        i. For residential uses: 0.50 spaces per unit, minimum.
        ii. All multifamily uses shall provide secure, conveniently accessible bicycle parking and storage rooms.
        iii. At least 50 percent of the bicycle racks provided shall be enclosed.
    h. Fully or semi- automated and mechanical stacked parking systems are permitted to increase structure parking capacity.
    i. No residents in the multifamily development shall be eligible for the City's on-street Residential Permit Parking Program.
    j. Traffic signals (a minimum of one) abutting the Redevelopment Area must be fitted with signal preemption for emergency vehicles. At the request of the Redeveloper, the City shall, at the Redeveloper's expense, provide for the installation of necessary equipment to accomplish such signal preemption for emergency vehicles at the signalized intersections, if any. The equipment specifications are on file with the Superintendent of the Police & Fire Signal Communications Unit.
4. Vehicle Parking Stall Dimensions
    a. Parking stall dimensions shall be based on the standards set forth below for standard parking stalls, all of which shall be considered permitted parking types.
    b. Standard parking stalls shall be a minimum of 8 feet wide by 18 feet deep.

c. Compact parking stalls shall be minimum of 8 feet wide by 16 feet deep. No more than 35% of the off-street parking spaces may be compact sized.

d. Parallel parking stalls shall be a minimum of 8 feet wide by 22 feet deep.

e. Parking spaces incorporated into a mechanical system shall be exempt from the dimensional requirements specified herein but shall conform to all manufacturer specifications.

f. Handicapped designated parking shall be provided in accordance with the Americans with Disabilities Act (ADA).

5. Curb Cuts.

   a. Maximum Number: Two (2) curb cuts from West 53rd Street and West 54th Street.

   b. Maximum Width: 24 feet, additional width permitted at driveway opening as may be necessary to permit safe turning movements.

6. Parking Structures.

   a. Automated or semi-automated parking structure, including mechanical stackers, shall either be enclosed in a structure or screened by a faux wall.

   b. Parking structures shall be used as automobile parking units only, with no sales, dead storage, dismantling, or servicing of any kind permitted. Residential storage and bike parking are permitted within the parking structure.

   c. Parking structures shall have adequate security provisions.

   d. Parking structures are permitted to front on streets, provided they are screened architecturally to match the rest of the building and all façade treatments.

   e. The façade of parking structures shall be treated with the materials of the same quality as those used on the building façade.

7. Minimum Drive Aisle Width: 22 feet (two-way), 12 feet (one-way) and 18 feet (2nd floor only), with no associated parking bays; however, for a two-way drive aisle structural columns are permitted to encroach up to one (1) foot into the required drive aisle width. No other encroachments or reductions in the drive aisle width are permitted.

8. Loading. A loading zone shall be located within the building, if feasible. If internal loading is not feasible, one external loading area shall be located on West 55th Street, provided authorization is granted by City Council. If internal loading is not feasible and Council does not authorize on-street loading, this requirement is waived.

2.6 Design Standards/Other Regulations

1. ***Building:***

   a. The design of the building and landscaping within the Redevelopment Area shall be considerate of the site's location near a highly visible corner.

b. All building façades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.

c. All buildings shall have a distinctive base, which may consist of a first floor that is visually distinct from the rest of the building while still maintaining a cohesive overall design. All buildings shall have a visually distinct top, which may consist of a roof treatment such as cornice and frieze.

d. Blank or featureless walls are prohibited. No buildings shall have a wall with an uninterrupted length of more than 60 feet without including any change in the vertical plane of the façade. This may be achieved through any one or combination of the following:

    i. Pilasters, or change in material, or building step backs, or other façade recesses or projections.

    ii. The step back or projection shall be a minimum of 24 inches from the primary building façade.

e. Buildings shall be designed using a color palette that complements the architectural context of the surrounding areas as well as existing facility.

f. High quality durable decorative materials shall be incorporated into the ground floor façade along street frontage.

g. Primary exterior building materials shall be wood, brick stone, stucco, fiber cement panels, hardie planks, composite metal panels, glass or other similar high quality durable materials. Aluminum siding, vinyl siding, artificial stone and brick veneer less than 2 inches shall be prohibited. Brick veneer systems are permitted provided that the total depth is no more than 7 inches.

h. All buildings shall be designed to front on streets in order to create a street wall consistent with good urban form and design principles.

i. Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs, or any other indicator consistent with the design, proportions, material and character of the adjacent areas shall be encouraged.

j. A three-dimensional rendering and a colored elevation rendering shall be submitted as part of site plan application. This should provide a rendered depiction of the proposed building along with the proposed color palette.

2. ***Streetscape****:*

a. Streetscape shall mean the sidewalk area along the site frontage and the street area on the same side of the site. Existing sidewalks, curbs, and parallel parking on sides of the street (the “Streetscape”) shall be reconstructed.

b. The sidewalk along street frontages shall be a minimum of 6 feet wide.

c. The Planted Buffer, shall consist of street trees. At least two street trees shall be provided along the sidewalk of the subject property. In the event that the street is not wide enough to permit street trees, Redeveloper shall provide planter boxes.

(i) This zone shall contain continuous trenches of engineered soil under the pavement. This will provide greater volumes of soil for root growth, while permitting air and water to reach critical tree root zones.

***Source**: Streetmix*

(ii) Cast iron tree grates are required whenever trees are planted within a paved sidewalk planted buffer/furnishing zone.

(iii) When proposing a streetscape planting bed, the ROW on a given street shall be considered. Planters should enhance the corridor, not restrict sight lines, accessibility or pedestrian movements.

d. All Streetscape improvements shall be designed in accordance with Section 15 (Traffic Calming) of the NJDOT Roadway Design Manual.

3. ***Lobby/Lounge Location****:*
   a. Residential lounges shall be permitted at the entrance level.
   b. A security system allowing access only by residents and building personnel must be provided.
4. ***Site Lighting***:
   a. Building mounted light fixture shall have maximum mounting height of 15 feet.

b. Lighting shall sufficiently illuminate all areas to prevent “dark corners.” All lighting sources must be shielded to prevent and eliminate any glare.

c. Lights attached to the building are permitted, provided they shall be shielded downward and directed towards the site.

d. Maximum illumination of 0.5 foot-candles is permitted along side and rear yards and 3.0 foot-candles along street frontage.

e. Light fixtures shall be LED or other white light source.

5. ***Trash/Recycling****:*

a. All trash, recycling and refuse storage shall be fully enclosed and screened within the building. Indoor refuse room and refuse chute:

i. When refuse compacting systems are required, refuse chutes shall be required for conveyance of garbage and rubbish to refuse collection rooms. Chutes shall be constructed straight and plumb without projections of any kind within the chute. It shall be constructed in conformance with construction code.

ii. The collection and disposal of refuse within any building or on any premises shall be performed as deemed necessary to provide for the safety, health and wellbeing of occupants of the building and of the public. The construction, operation, maintenance, cleanliness and sanitation of refuse chutes and refuse rooms and extermination treatment for insects and rodents, and the keeping of records of such treatments for refuse chutes and refuse room shall be in accordance with regulations established by Department of Health.

iii. Refuse chutes, refuse rooms and all parts of refuse collecting system shall be maintained in a clean and sanitary condition at all times, free of vermin, odors and defects and shall be maintained in good operating condition. Fused sprinkler heads shall be replaced promptly.

b. A recycling and refuse plan, showing the operations, manuals, pickup, and estimated trash volume shall be provided as a condition of approval.

c. The collection and disposal of refuse within any building or on any premises shall be performed as deemed necessary to provide for the safety, health, and well-being of occupants of the building and of the public.

d. The Redeveloper or future property owner shall indicate whether municipal trash and recycling services will be used following the completion of the redevelopment. The actual provision of trash and recycling services to residents shall be as determined in the Redevelopment Agreement or subsequent site plan approval.

6. ***Open Space**:*

   The redevelopment area shall consist of Open Space totaling 15% of the lot area as defined herein, and which may include any of the following elements in any combination.

   a. Common roof top terraces with passive recreation.

   b. Recreation Facilities

7. ***Sustainable and Green Roof features**:*

   a. All buildings shall demonstrate the project would meet the requirements to achieve *LEED (Leadership in Energy Efficient Design)* Silver points or greater. Actual *LEED Certification* is not required.

   b. If the structure of the redevelopment area seeks LEED Certification, it must meet the minimum point thresholds required for certification levels: Certified, Silver, Gold, or Platinum. To be eligible, the project must achieve at least the minimum number of points corresponding to the Silver level or higher, as outlined below.

      i. LEED Silver: 50-59 points

      ii. LEED Gold: 60-79 points

      iii. LEED Platinum: 80+

   c. A minimum of 20% of roof top is required to be green or cool roof on all exposed rooftop surfaces of buildings. The sustainability benefits of green roofs (aka vegetated roofs or eco-roofs) include improved stormwater management, improved building insulation, improved air quality, and reduced urban heat island effect. To qualify as a green roof, the following standards shall be met.

      i. Submittals: Plans and details for proposed green roofs shall be submitted to the City Engineer and must be prepared, signed, and stamped by a licensed Professional Landscape Architect (PLA), licensed Professional Engineer (PE), or Registered Architect (RA). All submissions are subject to review and approval by the City Engineer.

      ii. Components. A green roof system shall consist of vegetation and growing medium in a structural frame such as a tray system, which shall include filter fabric, drainage layer, root barrier, waterproofing membrane, and other elements if required by the City Engineer.

      iii. Construction Materials. The structural frame and roof construction supporting the green roof shall comply with building code requirements including structural requirements, and shall consist of non-combustible, fire-resistant materials and shall meet fire code.

      iv. Drainage. The green roof system shall tie into the overall project's stormwater management system.

v. Vegetation. The vegetation shall consist of shallow-rooted, low-maintenance, drought-tolerant plantings such as succulents, sedums, mosses, and/or grasses.

vi. Maintenance. A maintenance plan shall be submitted to the City Engineer for review and approval prior to any construction of a green roof.

vii. Other uses. A rooftop shall be permitted to include a green roof area as described above and accessible rooftop amenity space.

8. ***Fences/Walls**:*

a. Ornamental fences of maximum 4 feet are permitted in the front yard.

b. Fences and walls on any side or rear property line or behind the front building line are permitted and shall not exceed six (6) feet in height.

c. No fence shall contain barbed wires.

d. Fences and walls shall not impede safe sight distance and shall provide a sight triangle for each access driveway.

e. Fences shall be installed so that the “finished,” or better, side of any fence faces the street or adjacent property.

9. ***Signs**:*

a. Building signage for a multi-family use shall be limited to one (1) sign per street frontage affixed to the building in accordance with Bayonne’s signage ordinance.

b. All signage dimensions shall be measured based on letters and symbols separate and distinct from the building or support structure

c. Sign shall be designed to conform with the architectural theme of the building.

d. Additional signage such as decorative banners, canopies, and awnings are encouraged to create a sense of place, subject to the approval of the Planning Board.

e. Illumination. All signs may be internally illuminated, externally illuminated, or halo-lit.

f. Temporary advertising sign to advertise “for sale/for rental” availability shall be permitted for a maximum of 6-month period. An application shall be made to the zoning officer. This type of signage shall be semi-permanent in form of banners or awnings. The sign areas shall not exceed 5% of the area of the façade on which it is to be located

g. Traffic control signs already in place along the site frontage shall be maintained unless otherwise approved by the authority with jurisdiction over same.

10. ***Landscaping**:*

    a. Any landscaping which is not resistant to the environment or dies within two (2) years of planting shall be replaced by the Redeveloper. Streetscape plantings shall be subject to maintenance guarantee of minimum two (2) years.

    b. Street trees shall be approximately 40 feet apart and located between the setback line and the street right-of-way line if possible (including the side street on corner lots) and not closer than 25 feet from any existing or proposed streetlight or street intersection. In the event there is a conflict between utility lines, rights of way or other conflicts, which prevent compliance, this requirement is hereby waived.

    c. All plant material used must be able to withstand an urban environment. All screen planting shall be a minimum of three (3) feet high and shall be planted, balled, and burlapped, as established by the American Association of Nurserymen. A planting schedule shall be provided by the Redeveloper and approved by the Planning Board.

    d. Roof terraces shall be attractively and uniformly designed with pavers, plantings, furniture and lighting.

11. ***Utilities and Mechanical Equipment**:*

    a. Stormwater management. A storm water management plan and stormwater calculations shall be prepared and submitted during site plan review for review and approval by the City Engineer. Such plan shall comply with the City's stormwater management ordinance and NJDEP rules and regulations to the extent they apply to the subject tract. The proposed stormwater system shall be a separate on-site system, to the maximum extent practicable. However, regardless of the development classification, the applicant shall design the site's Stormwater Management System to fully comply with the standards for water quantity reductions as required for a Major Development. Additional floodproofing and flood control measures may be required by the appropriate engineering official.

    b. Water and sanitary sewer utility extensions, as approved by the City Engineer, PVSC, and NJDEP, if required, shall be provided.

    c. The designated Redeveloper shall operate and maintain any newly installed sanitary, storm water and water utilities in the Redevelopment Area including connections to the municipal systems. The redeveloper may be responsible for addressing the need for any on-site effluent storage due to pump station capacity limitations as set forth in any site plan approval and/or redevelopment agreement. If such improvements to the Redevelopment Area are not feasible due to physical limitations of the site, a payment in lieu contribution to the City of Bayonne for the sole purpose of sanitary sewer, storm water and water utility upgrades may be required.

d. Visible mechanical ventilation is permitted but shall be minimized in the façade through the use of color and texture. Other mechanical equipment serving the building(s) should be placed on the roof of the building, in the interior of the building, in an underground vault, or, if not other area presents itself, in the rear yard, depending on function and necessary accessibility. This shall not apply to mechanical equipment as required by City fire or other emergency personal necessary for exterior access. All equipment on the outside of the building shall be screened in a manner consistent with the architecture of the building such that screening appears to be integral part of the building, or as otherwise approved by the Planning Board.

e. All mechanical equipment, generators. HVAC equipment, and similar equipment shall be acoustically buffered such that any noise generated shall be within the applicable standards as defined by the State of New Jersey.

f. High intensity sprinkler heads may be required by the fire marshal in indoor parking structures in areas of a concentration of electric vehicles

g. No mechanical equipment shall be placed on the ground floor outside of the building or on any area that abuts a public right of way.

12. ***Environmental Remediation****:*

Should any environmental remediation be required per NJDEP or EPA law or regulation, the designated Redeveloper of the Redevelopment Area shall be responsible for any and all environmental regulations.

13. ***Effect of Redevelopment Plan****:*

The regulations herein shall supersede the Bayonne zoning and land development ordinances, and any redevelopment plan(s) for this site, unless otherwise noted herein.

14. ***Affordable Housing****:*

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

15. ***Phasing Plan****:*

The Designated Redeveloper shall, as part of the site plan application to the Planning Board, provide a phasing schedule for the project. All components of the phasing plan shall be reviewed and approved by the Planning Board.

3.0 Relationship to Other Plans

Pursuant to the requirements of Section 7 of the LRHL, "[a]all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to

effectuate the master plan." Further, the redevelopment plan should identify "[a]ny significant relationship of the redevelopment plan to (a) the master plans of the contiguous municipalities,

(b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the State Planning Act, N.J.S.A. 52:18A-196 et seq." (The "SDRP"). This Plan for the Redevelopment Area is substantially consistent with the plans of the City, other contiguous municipalities, Hudson County and the SDRP as follows:

3.1 City of Bayonne's Comprehensive Master Plan

The City adopted a Master Plan Re-Examination Report in August 2017 (the "City of Bayonne Reexamination Report of the Master Plan, August 2017"), also referred to as the "2017 Re-Exam" within this Plan. The master planning process represents a continuing effort to ensure the City's planning policies, goals and objectives provide the highest quality of life for its residents, business and visitors. The 2017 Re-Exam provides updated recommendations for policy, land use and planning based on a changing pattern of development and identifies the importance of increasing the tax base while promoting the highest quality of life for the residents through progressive zoning and planning policies.

This Redevelopment Plan is substantially consistent with Bayonne Master Plan and its goals and objectives, including but not limited to the provision of housing and mixed-use developments around transit hubs. With respect to housing, the Master Plan has long encouraged the development of higher density housing around the NJ Transit Station of the Hudson Bergen Light Rail System (HBLR).

The 2017 Re-Exam recommends "Station Area Plans" be developed for a one quarter mile radius surrounding each of the NJ Transit Train Stations (2017 Re-Exam, Land Use Recommendation a, page 5).

While the Redevelopment Area is located approximately 0.9 miles from the HBLR 45th Street Station, we note the following from "Land Use Impacts on Transport – How Land Use Factors Affect Travel Behavior" [1]

- Experts generally conclude that typical transit riders will walk up to a quarter-mile to a bus stop and a half-mile to a train station.

In addition, a Redeveloper will provide a "shuttle" between the Redevelopment Area and the nearest station of the HBLR if a 9-story building is proposed and approved.

The 2017 Re-Exam encourages the improvement of rail, bus, vehicular, bicycle and pedestrian access and mobility throughout the City of Bayonne (Circulation Recommendation 2, page 86).

The Redevelopment Plan requires the provision of bicycle parking for residential units, and the Redevelopment Area is located adjacent to JFK Boulevard, which is well-served by NJ Transit

[1] Land Use Impacts on Transport How Land Use Factors Affect Travel Behavior, Todd Litman (Victoria Transport Policy Institute) With Rowan Steele, October 3, 2025, page 38.

bus lines that provide direct access to nearby economic hubs, including Journal Square, Downtown Jersey City, and Lower Manhattan.

Bus Stop	Bus Route	Destination
JFK Blvd at 52th St.	Route 10, 119	Journal Square Bus Terminal/Port Authority

3.2 Contiguous Municipalities

The City is a peninsula surrounded by Upper New York Bay to the east, Newark Bay to the west and the Kill Van Kull to the south. The only municipality that is contiguous to Bayonne is the City of Jersey City to the north, and which borders a portion of the Redevelopment Area. This Plan and the Jersey City Master Plan both recommend the preservation of the existing residential neighborhoods, remediation of contaminated brownfield sites and redevelopment with higher density transit-oriented development where appropriate.

3.3 Hudson County

Hudson County adopted its most recent Master Plan Re-examination Report in 2017. The plan encourages compact and mixed-use development patterns. The plan recommends municipalities encourage environmentally friendly development through LEED guidelines and green building codes. This plan promotes sustainable, green roof design features and promotes compact mixed-use development in close proximity to a transit hub. This Plan is consistent with and implements the Hudson County Master Plan Reexamination Report

3.4 State Development and Redevelopment Plan

The SDRP provides a flexible framework for smart growth with an emphasis on promoting new development in designated centers, protecting environmentally sensitive environs, encouraging brownfield redevelopment and revitalizing the State's cities. The SDRP establishes a planning framework that encourages compact, mixed-use communities in so-called "centers" that will provide a variety of choices in housing, employment opportunities, entertainment, services, transportation and social interaction. The Redevelopment Area is located in Metropolitan Planning Area I ("PA-1") where the SDRP intends development provide the following:

i. Provide for much of the State's future development and redevelopment;
ii. Revitalize towns and cities;
iii. Promote growth in compact forms;
iv. Provide for mixed-use concentrations of residential and commercial activities; and
v. Protect the character of existing stable communities.

This Plan is a smart growth initiative that promotes center-based growth in a compact, high-intensity development that advances and supports the City's economic revitalization program. This Plan contains design guidelines that promote the development of a visually appealing and

spatially functional residential development that will thoughtfully enhance the City's residential districts. This Plan contains density controls and other land use regulations to ensure the revitalization is successful, while concurrently accommodating a significant amount of growth within the Hudson County Urban Complex. This Plan is consistent with the purpose of the PA-1 and SDRP goals for such area, which designate the City for growth.

4.0 Acquisition and Relocation Plan

The Redevelopment Area has been designated an area in need of redevelopment, under the non-condemnation provisions of the LRHL. The City hereby declares that all of the parcels that are not owned by the City within the Redevelopment Area are eligible for acquisition through good faith negotiations only. Therefore, a relocation plan pursuant to section 7 of the LRHL will not be required.

5.0 Plan Administration

5.1 Permitted Redevelopment Actions

The City may take or authorize the following actions to implement this Plan and address the conditions of blight that contribute to underutilization and the need for redevelopment:

1. Designation of one or more redevelopers for the Redevelopment Area and the negotiation and execution of a redevelopment agreement providing for the proper and timely development of the area, in accordance with the terms and conditions of the LRHL.
2. Undertake redevelopment projects and for this purpose issue bonds in accordance with the provisions of Section 29 of the LRHL (N.J.S.A. 40A:12A-29).
3. The provisions of infrastructure improvements necessary to support new development in the Redevelopment Area including but not limited to roadway, water and sewer service, drainage and environmental controls.
4. The undertaking of site remediation in compliance with NJ Transit's, NJDEP and City requirements, as applicable.
5. The construction of new structures in furtherance of this Plan.
6. The reuse or rehabilitation of existing structures in any portion of the Redevelopment.
7. The provision of financial incentives in support of redevelopment implementation including short- and long-term tax exemptions.
8. The execution of any agreements, leases, deeds or other instruments with any parties in connection with the implementation of this Plan in accordance with the LRHL.
9. Demolish existing structures/improvements on all or any portion of the Redevelopment Area.
10. Other actions that may be necessary for implementation of this Plan subject to

authorization of the approving authority. Other actions that may be necessary for implementation of this Plan subject to authorization of the approving authority.

11. Vacating or modifying a public street subject to current agreements. Dedication / Acceptance of a new public street.
12. The Redevelopment Plan shall remain in full force and effect for a period of fifty (50) years from the effective date of adoption of this Redevelopment Plan by the Municipal Council, unless otherwise superseded by a Certificate of Completion; however, the period of time granting rights for the redevelopment of the area to a redeveloper(s) shall be as established in an executed Redevelopment Agreement

5.2 Administration of The Redevelopment Plan

1. The City shall designate one or more redevelopers for the implementation of this Plan and enter into a redevelopment agreement, financial agreement or other agreements as necessary to effectuate this Plan.
2. This Redevelopment Plan shall supersede (pursuant to Section 7(c) of the LRHL (N.J.S.A. 40A:12A-7c)) the Code and all prior redevelopment plans pertaining to this site.
3. This Plan may be amended from time-to-time upon compliance with the requirements of law. A fee of $1,000 plus all costs of copying and transcripts shall be payable to the City of Bayonne for any request to amend this plan. If there is a designated Redeveloper, said Redeveloper shall pay these costs. If there is no Redeveloper, the appropriate agency shall be responsible for any and all such costs.
4. This Plan shall be implemented consistent with the requirements of the LRHL for the effectuation of redevelopment plans.
5. The City and the designated Redeveloper for the purpose of effectuating this Plan consistent with the requirements of the LRHL.
6. A Technical Review Committee (TRC) shall be required prior to submission of any site plan.
7. A site plan, subdivision plat, architectural plan and other information typically required as part of the City's development application checklist (Section 33-11 of the City's Planning Regulations) shall be submitted by the Redeveloper for Planning Board review and approval prior to commencement of new construction, rehabilitation of existing structures or a change in use in order to determine compliance with this Plan. The Planning Board and/or its professionals may grant submission waivers from any documents or information required in the plan. This plan specifically allows site Plan, subdivision, variance, exception, or any other approvals, which shall be administered by the Planning Board in accordance with the Municipal Land Use Law N.J.S.A 40:55D-1 et seq. No permits shall be issued without prior review and approval of the Planning Board. As part of the site plan approval, the Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The performance guarantees shall be in favor of the City, and the City Engineer shall determine the amount of the performance

guarantees in accordance with the foregoing.

8. All development within the Redevelopment Area shall be consistent with the provisions of this Plan including but not limited to permitted uses and bulk requirements.
9. The Planning Board may grant deviations or waivers from the requirements of this Plan pursuant to N.J.S.A. 40:55D-70c and N.J.S.A. 40:55D-51, respectively, where the standards set forth therein are not met. In no event shall relief be granted to provide a use or facility that is not permitted by this Plan.
10. The designated Redeveloper shall cover the cost of professional services incurred by the City for administration, review of projects, preparation of this Plan and implementation of redevelopment projects including but not limited to legal, engineering, planning, and environmental, real estate, traffic/parking and urban design services. Said services shall be paid through escrow accounts established in accordance with Section 33-12 of the City's Planning Regulations or as otherwise provided in a redevelopment agreement with the City.
11. This Plan may be amended from time to time upon authorization of the City Council and review of the Planning Board in accordance with the LRHL on payment of $1,000 for meeting and reporting costs and establishment of escrows for professional preparation and review fees. All regulations contained herein shall automatically be directly incorporated into the Zoning Ordinance of the City of Bayonne unless the City and the Redeveloper agree otherwise. The City shall incorporate this redevelopment plan if any zoning changes are considered for any lot in the redevelopment tract.
12. Phasing. Any aspect of this Redevelopment may be constructed in one or more sections in accordance with a phasing plan approved by the City.

6.0 Appendices

Appendix A: Governing Body Resolution

Appendix B: Redevelopment Area Map

Appendix C: Tax Map

APPENDIX A: GOVERNING BODY RESOLUTION

P-25-035

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			

Agenda No. R-9

MUNICIPAL COUNCIL OF THE CITY OF BAYONNE
RESOLUTION NO: 25-12-17-107

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF BAYONNE, COUNTY OF HUDSON, NEW JERSEY, DESIGNATING PROPERTY LOCATED AT 1201-1203 KENNEDY BOULEVARD AND 1205 KENNEDY BOULEVARD AND DESIGNATED AS BLOCK 32, LOTS 13.01 AND 15 AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. AND AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF BAYONNE TO PREPARE A REDEVELOPMENT PLAN

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

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

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

WHEREAS, on October 15, 2025, the City Council of the City of Bayonne adopted a resolution which authorized and directed the Bayonne Planning Board to undertake a preliminary investigation to determine whether certain property located at 1201-1203 Kennedy Boulevard and 1205 Kennedy Boulevard, identified as Block 32, Lots 13.01 and 15 on the Bayonne Tax Map (the "Property"), may be designated as a non-condemnation "area in need of redevelopment" in accordance with the provisions of the LRHL; and

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

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

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

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

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

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

Section 2. The Property located at 1201-1203 Kennedy Boulevard and 1205 Kennedy Boulevard, identified as Block 32, Lots 13.01 and 15, is hereby designated as a non-condemnation area in need of redevelopment in accordance with the LHRL, N.J.S.A. 40A:12-1 *et seq*.

Section 3. The Planning Board is hereby further authorized and directed to prepare a Redevelopment Plan for Block 32, Lots 13.01 and 15, in accordance with the LHRL, N.J.S.A. 40A:12-1 *et seq.*

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

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

Section 6. This Resolution shall take effect immediately.

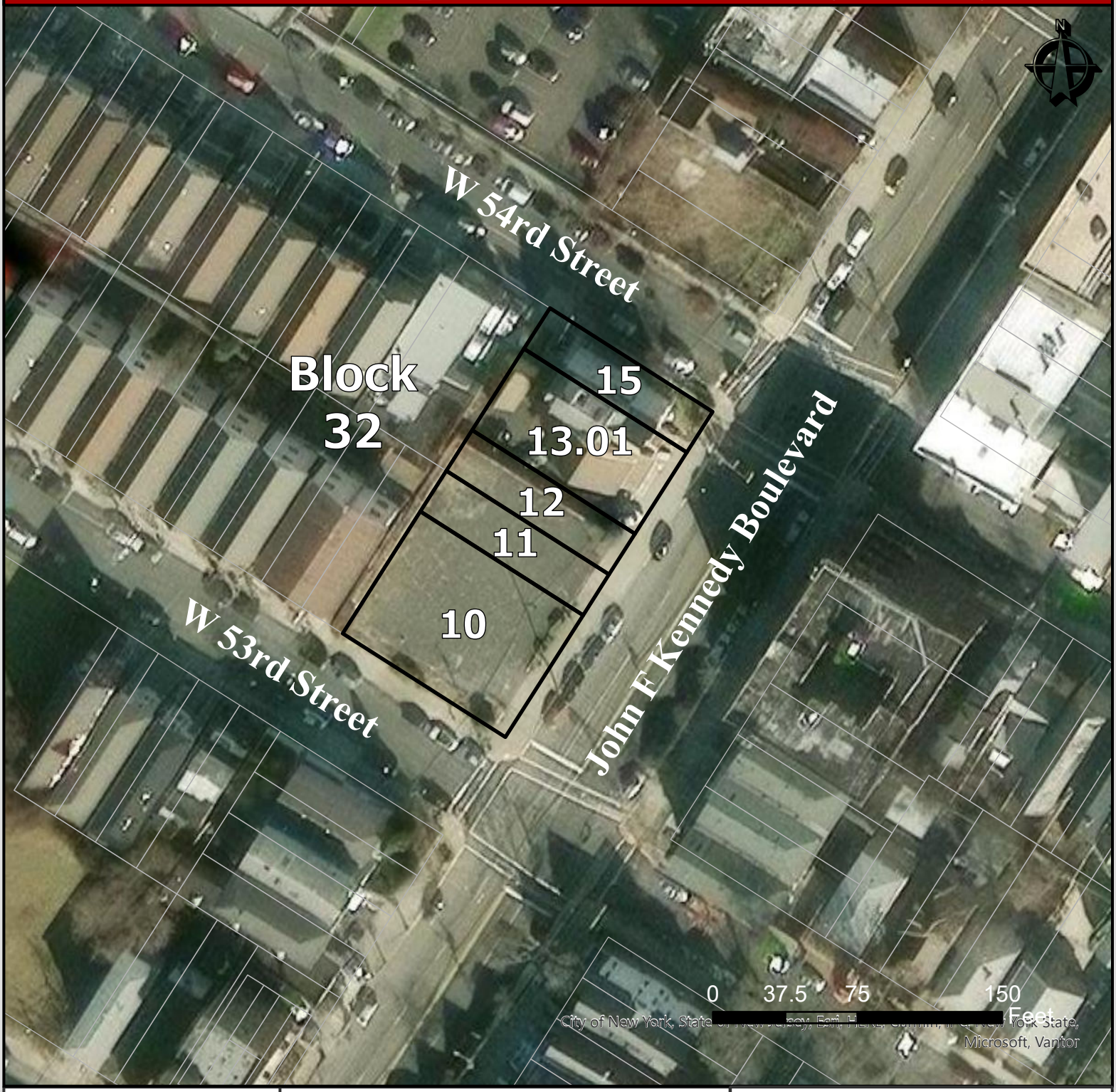
I, MADELENE C. MEDINA, City Clerk of the City of Bayonne, in the County of Hudson and State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the City Council of the City of Bayonne at a meeting held **DECEMBER 17, 2025** as the same is taken from and compared with the original now remaining on file and of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Bayonne this 17th day of **DECEMBER, 2025.**

Madelene Medina
City Clerk

APPENDIX B: REDEVELOPMENT AREA MAP

Block 32 Redevelopment Area City of Bayonne



Block 32 Redevelopment Area

Block 32 Lots 10 - 12, 13.01 & 15

1191-1205 John F Kennedy Blvd

CITY OF BAYONNE
HUDSON COUNTY
NEW JERSEY

Legend

- Block 32 Lots 10 - 12, 13.01 & 15
- MODIV Tax Parcels

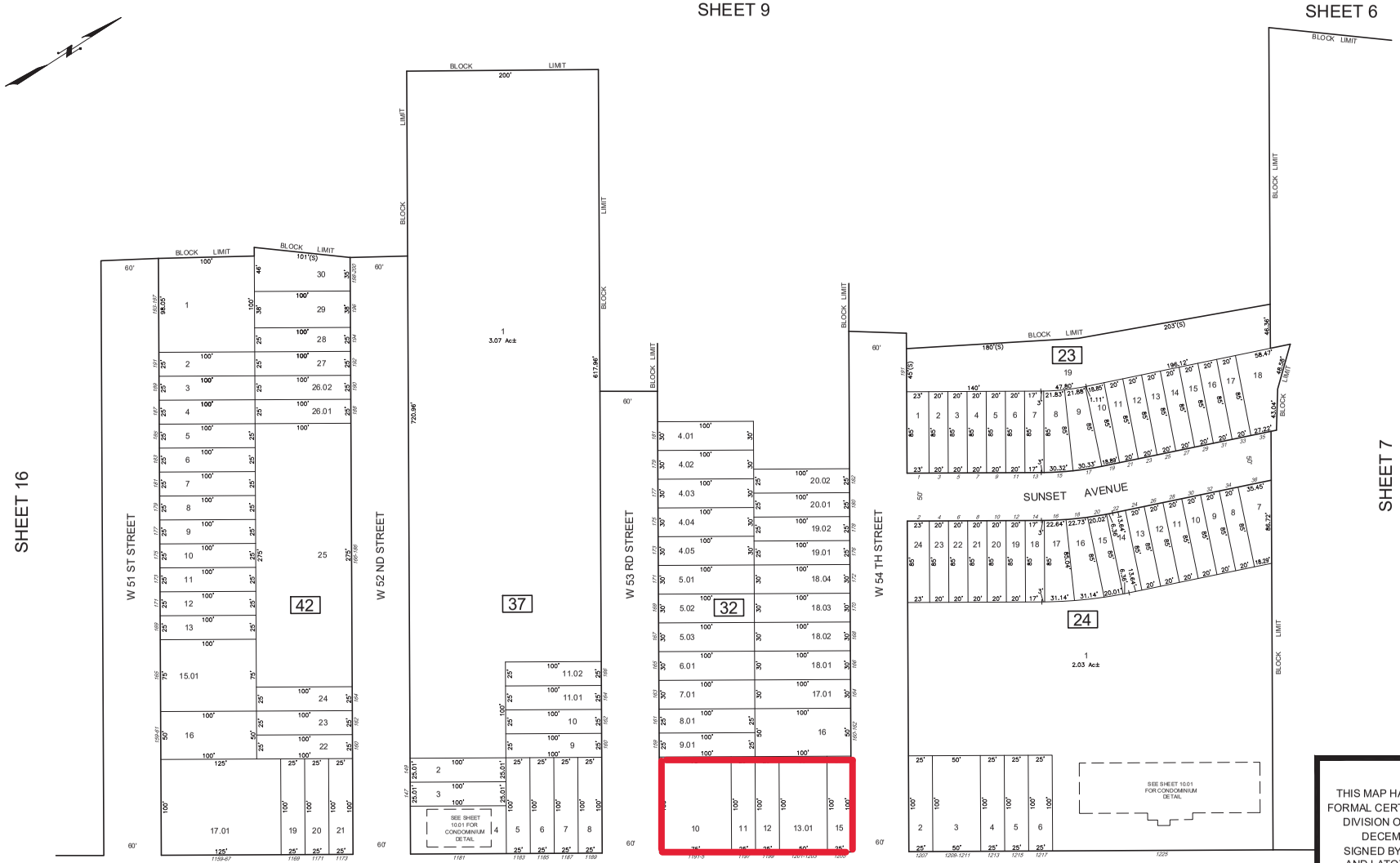
Source: NJGIN

CME ASSOCIATES

CONSULTING AND MUNICIPAL ENGINEERS LLC
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
Barnegat • Berlin • Camden • Cape May Court House • East Brunswick • Howell • Parlin

DATE	SCALE	LAST REVISED	CREATED BY
12/02/2025	1:850	12/02/2025	Myles Elgart

APPENDIX C: TAX MAP



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

HUDSON COUNTY
SCALE: 1" = 50'

NEW JERSEY
DATE: SEPTEMBER 2018

ED CLAY
LICENSED LAND SURVEYOR
NEW JERSEY LICENSE NO. 34842
215 BELLEVUE AVE
HAMMONTON, NEW JERSEY 08037
COA# 24GA27973300

TO SHOW CONDITIONS AS OF JANUARY 2023

REVISIONS				
DATE	BY	LIC NO	BLOCK	LOT

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