Preliminary Investigation
Non-Condemnation Area in Need of Redevelopment

Block 449 Lots 21, 22 and 23
62.5-72 Prospect Avenue Redevelopment Plan Area
City of Bayonne, Hudson County, NJ

Public Hearing
January 11, 2022

Prepared By

City of Bayonne
Division of Planning & Zoning

The original of this report was signed and sealed in accordance with N.J.S.A.45:14A-12

Suzanne T. Mack, P.P., A.I.C.P.
#33LI00442100

12/20/21
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1.0 INTRODUCTION

On May 12, 2021 the Municipal Council of the City of Bayonne ("Council") adopted Resolution No.-21-05-12-055 which authorized and directed the Bayonne Planning Board ("Planning Board") to undertake a Preliminary Investigation to determine if certain lands located at 62.5-72 Prospect Avenue and identified as Block 449, Lots 21, 22, and 23 ("Study Area") may be designated 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. ("LRHL"). A copy of Resolution No.21-05-12-055 is provided in Appendix A.

The Study Area is identified in Section 2.0 below. This investigation documents and analyzes the existing condition of the Study Area in accordance with the statutory criteria for designating a non-condemnation area in need of redevelopment pursuant to LRHL. The information contained in this report is intended to assist the Planning Board in making a recommendation to the Council as to whether it should adopt a resolution determining that the Study Area qualifies as a non-condemnations area in need of redevelopment.

2.0 STUDY AREA BOUNDARY DESCRIPTION

The Study Area boundary is depicted on the Tax Map and Aerial Map (Appendix 2 and 3). The Study Area consists of three parcels, Tax Lots 21, 22, and 23 on Block 449 in the City of Bayonne ("Bayonne"). The Study Area is in the eastern portion of Bayonne. The Study Area is located at the corner of Block 449 bound by Mechanic Street to the north and Prospect Avenue to the west. The total size of the Study Area is approximately 10,690 square feet or 0.24 acres with approximately 107 feet of frontage along Prospect Avenue and 100 feet of frontage along Mechanic Street. Currently, Lot 21 is improved with a 2-family dwelling with a varied building height of 1 and 2 stories, Lot 22 is improved with a 2-story, 2-family dwelling with associated off-street parking, and Lot 23 is improved with a 3-story, 3-family dwelling.

In the event of a discrepancy between the lots listed and the Tax Map, the Tax Map shall take precedence.

3.0 STUDY AREA CONTEXT

The Study Area is in the eastern portion of Bayonne along Prospect Avenue and Mechanic Street. It is surrounded by a variety of land uses and access to public transportation. The immediate surrounding area is primarily residential with a mix of commercial, religious, and institutional uses. The property adjacent to the south at 62 Prospect Avenue (Lot 24) is improved with a 2-story, 2-family dwelling. The property adjacent to the east at 10 Mechanic Street (Lot 20) is improved with a 3-story, 2-family dwelling. There is an existing commercial use to the southeast (Everything Bagels & Deli) on the same block as the Study Area at the corner of East 22nd Street and Avenue F, at 91 East 22nd Street (Block 449, Lot 10). Across Prospect Avenue to the west is a house of worship (Iglesia De Doicos Pentacastle) at 55 Prospect Avenue (Block 447, Lot 1) and a mixed-use building (Kuhl's Tavern) at 53 Prospect Avenue (Block 455, Lot...
9). A recently constructed mixed-use development located 0.2 miles northeast of the Study Area, at 170 Avenue F (Block 445, Lot 6) includes retail space and a total of 180 units.

The Study Area is located one block east of Avenue E which is lined with commercial uses and recently constructed multifamily apartment buildings, including a 6-story, 90-unit building at 250 Avenue E (Skye Lofts South) (Block 446, Lot 1), located 0.1 miles west of the Study Area and a 5-story, 70-unit building at 222 Avenue E (Lofts Two22) (Block 458, Lot 13), located 0.2 miles southwest of the Study Area. The Hudson Bergen Light Rail runs through Bayonne along a right-of-way just east of Avenue E to 8th Street. The Study Area is about ¾ mile northeast of the 22nd Street Hudson Bergen Light Rail station.

Farther west is Broadway, which is the Central Business District for Bayonne. It is lined with a variety of uses including mixed-use, residential, commercial, retail, restaurants and institutional uses. RWJ Barnabas Health at Bayonne located at 519 Broadway at 24th Street is approximately 0.4 miles northwest of the Study Area. Broadway also offers additional public transportation options. NJ Transit also provides bus service on Avenue C and 22nd Street bus stop, 0.4 miles to the west of the Study Area (NJ Transit bus routes 81 and 120). Regular bus service is also available along John F. Kennedy Boulevard and Broadway.

Bayonne Crossing shopping center is located 0.5 miles to the east of the Study Area which offers various retail and restaurant options, as well as a bank, medical offices, a car rental service, and self-storage facilities. The Study Area’s close proximity to commercial corridors and public transportation options are consistent with and will help further smart growth principles including mixed-use development, walkable neighborhoods, public transit accessibility, a variety of transportation choices, and sustainable social and economic development.

4.0 ZONING AND PLANNING

4.1 MASTER PLAN

Bayonne last adopted a comprehensive Master Plan in 2000. The most recent Reexamination Report of the Master Plan was completed in 2017. The following major objectives listed in the Bayonne 2000 Master Plan are relevant to the investigation of the Study Area:

"Several stations [Hudson Bergen Light Rail] in the City will evolve into neighborhood transit villages with new housing, neighborhood retail activity and parks." (The City Vision for 2020)

"Hudson Bergen Light Rail Transit System (HBLRTS): The plan should capitalize on the Hudson Bergen Light Rail Transit System (HBLRTS) currently under construction (Completed since adoption of the 2000 Master Plan). The Land Use Plan should concentrate on development opportunities created around and adjacent to the future HBLRTS stops; Transit oriented development patterns should function as a transit village with a mix of uses, high density residential
development and an emphasis on mass transit and pedestrian circulation;”

“Provide a broad range of housing to meet the needs of all residents including low and moderate income housing, middle-income housing and market rate or luxury housing.”

“Encourage the development of housing that is affordable to younger couples and families seeking to remain in, or move to, the City.”

“Encourage the development of a mixed-use transit village in the Avenue E corridor with higher density residential uses and commuter-oriented retail activity that capitalizes on proximity to the Hudson Bergen Light Rail Transit System (HBLRTS).”

The goals, objectives, and visions mentioned above would be met and further fulfilled through the redevelopment of the Study Area based on the criteria discussed below. A development consistent and compatible with the character and intent of surrounding area including the range of commercial and multifamily uses could be achieved on the Study Area. The Study Area being located along the main transit corridor of Bayonne offers potential for commuter-oriented activity and development.

4.2 ZONING

The Study Area is zoned within the R-2 Detached/Attached Residential District (“R-2 District”) and the TDO Transit Development Overlay District (“TDO District”). See the Zoning Map (Appendix 4).

The R-2 District permitted principal uses include: one-family dwellings and two-family dwellings, with minimum lot sizes of 3,000 square feet for interior lots and 4,000 square feet for corner lots. Permitted conditional uses include religious institutions, educational institutions, community residences and community shelters, hospital facilities, community centers and fraternal organizations and lodges. The R-2 District permitted accessory uses include: private sheds and other structures customarily associated with a residential use, private swimming pools, private parking garages for residential uses (not to accommodate more than three automobiles per single-family dwelling nor more than four automobiles per two-family dwelling or two-family townhouse), and private parking garage for not more than one commercial van or truck, not exceeding 12,000 pounds in gross weight and used exclusively by the occupants of the principal dwelling.

The TDO Overlay District permitted principal uses include: multifamily dwellings known as townhouses (at a density not to exceed 90 dwelling units per acre), multifamily dwellings known as garden apartments or apartment houses (at a density not to exceed 160 dwelling units per acre), professional and business offices, retail commercial uses (not more than 2,500 square feet on the street level of Avenue "E"), home professional offices, banks and deposit institutions without drive-up facilities, MXRD (Major Mixed Use Residential Development), MXCD (Major
Mixed Use Commercial Development), government offices including federal, state, county or municipal building and grounds (excluding schools, essential services), and personal service establishments except massage parlors, tattoo parlors/body piercing, tarot, and palm readings, psychics.

4.3 STATE PLAN

The primary objective of the State Development and Redevelopment Plan (SDRP) 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 entirety of the City of Bayonne is located within the Planning Area-1 classification of the State Plan Policy Map of the SDRP. PA-1 is known as the Metropolitan Planning Area, and it is intended to accommodate most of the State’s future growth. New development and redevelopment are encouraged in PA-1. As such, the redevelopment of the Study Area would advance the goals of the SDRP especially being located along the transportation corridor of the Hudson Bergen Light Rail.

In addition, Bayonne is noted as being a designated center on the State Plan Policy Map. Designated centers are areas where the most intensive growth and development in the state is to be directed.

5.0 PROPERTY SURVEY OF CONDITIONS

5.1 Survey Methodology

The following methods were used in gathering information and preparing a physical condition survey of the Study Area.

1. Parcel ownership, land use, lot assignments, size and assessed value were obtained from the municipal tax records for each parcel. If necessary, land use categories and lot assignments were modified through field surveys and additional research. A copy of the tax record for each property as obtained from the New Jersey Association of County Tax Boards is included in Appendix X to this report.

2. A physical survey of the property was conducted to determine the general physical condition for the parcels within the Study Area, and where necessary to modify characteristics obtained from the tax records. The survey involved an exterior evaluation only. The criteria for evaluating the condition of the properties consisted of those factors that would indicate the generality of active maintenance and investment, or the lack thereof. See Study Area Photographs (Appendix 5).

5.2 STUDY AREA CONDITION

The Study Area is a corner lot with approximately 107 feet along Prospect Street and 100 feet along Mechanic Street, with a total lot area of 10,690 square feet or 0.24 acres. The Study Area comprises of three tax lots; currently Lot 21 is improved with a 2-family dwelling with a varied building height of 1 and 2 stories, Lot 22 is improved with a 2-
story, 2-family dwelling with associated off-street parking, and Lot 23 is improved with a 3-story, 3-family dwelling.

A portion of the Study Area (62.5 Prospect Avenue and 66-68 Prospect Avenue, Lots 23 and 22) is enclosed by existing chain link fencing along the Prospect Avenue frontage. The fencing is in poor condition and partially encroaches into the public right-of-way. There is uneven and cracked sidewalk and pavement along the Prospect Avenue and Mechanic Street frontages. The property at 66-68 Prospect Avenue (Lot 22) is partially improved with a 2-story, 2-family dwelling with the remaining portion of the property containing inconsistent paving and sparse landscaping that is providing space for off-street parking.

The existing building on Lot 21 has a 2-story building height along Prospect Avenue and varied height of one story and two stories along Mechanic Street. This existing building design and arrangement is faulty and provide inadequate usage and development of the building on the Study Area. An oversized 35-foot-wide curb cut exists along the Mechanic Street frontage, part of which does not lead to a garage and is therefore not being utilized.

The existing conditions of the Study Area show obsolete land uses, dilapidation of the area, especially regarding the streetscape, and an underutilized piece of property in a prime location located along a main transit corridor in Bayonne and near numerous multifamily, commercial, mixed-use, and institutional uses. See Study Area Photographs (Appendix 5).

The TDO Overlay District permits principal uses including multifamily dwellings, retail commercial uses, major mixed use residential developments (MXRD), major mixed use commercial developments (MXCD). The Study Area, being zoned within the TDO Overlay District and located in a prime location close to the Hudson Bergen Light Rail and commercial corridor offers the potential for the development of the use(s) listed above. The Study Area does not meet Area, Yard and Structure requirements of the TDO Overlay District, including minimum lot area, but would certainly meet the intent of the TDO Overlay District with a compatible use and encourage transit-oriented development, benefiting the public good and general welfare.

6.0 STATUTORY CRITERIA

6.1 STATUTORY CRITERIA UNDER SECTION 5 OF LRHL

An area may be determined to be in need of redevelopment if it meets one or more of the redevelopment area criteria that are provided in the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-5. These criteria are listed below:

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. (N.J.S.A. 40A:12A-5[a]).
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 untenantable. (N.J.S.A. 40A:12A-5[b]).

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. (N.J.S.A. 40A:12A-5[c]).

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. (N.J.S.A. 40A:12A-5[d]).

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 a 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. (N.J.S.A. 40A:12A-5[e]).

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. (N.J.S.A. 40A:12A-5[f]).

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

h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. (N.J.S.A. 40A:12A-5[h]).

6.2 STATUTORY CRITERIA UNDER SECTION 3 OF LRHL

In addition to the conditions that have been listed above, the LRHL notes that:

A redevelopment area may include land, buildings or improvements [,] which 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. (N.J.S.A. 40A:12A-3).

7.0 STATUTORY CRITERIA ANALYSIS

A review of the characteristics of the Study Area indicates that the area qualifies as an “Area in Need of Redevelopment” as defined in N.J.S.A. 40A:12A-5. The Study Area meets one or more of the statutory criteria for designation as an Area in Need of Redevelopment. Furthermore, the designation of the Study Area as an “Area in Need of Redevelopment” is necessary for the effective redevelopment of the Study Area as permitted under N.J.S.A. 40A:12A-3. A summary table is included in Section 7.4 below.

7.1 Subsection “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 is faulty in terms of design and arrangement and is dilapidated and outdated in appearance. The existing building on Lot 21 lacks in building design and arrangement with a varied building height of one and two stories. The existing sidewalk is generally uneven, cracked, and disjointed with portions overgrown with weeds. There is only one existing street tree in front of Lot 21. to provide for shade or streetscape appearance.

The improvements on the property, consisting of uneven sidewalk and paving and overgrown shrubbery are evidence of a general dilapidation of the properties. The Study Area contains three dwellings with uneven paving and overgrown shrubbery. The Study Area is certainly underutilized, containing obsolete land uses; especially given the recommendations of the Master Plan regarding development in the vicinity of Light Rail Stations and the intent of the TDO District. The Study Area has potential for land
improvement and development that would be positive for the safety, health, morals, or welfare of the community. As such, the faulty arrangement or design, and obsolete land use and layout of the Study Area qualifies the Study Area as an Area in Need of Redevelopment pursuant to N.J.S.A. 40A: 12A-5.d.

7.2 Subsection “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 a 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. (N.J.S.A. 40A:12A-5[e]).”

There is a lack of proper utilization and development of the Study Area. The Study Area is located within the TDO Overlay District and is improved with only 2-family and 3-family dwellings.

The TDO Overlay District allows for mixed-use and multifamily buildings with retail on the ground floor. Higher density residential apartment building development is envisioned. There are additional bulk requirements for such permitted uses that limit development in the Study Area. Required minimum lot areas include: 45,000 square feet for garden apartments, 30,000 square feet for apartment houses, 25,000 square feet for townhouses, and 42,000 square feet for MXRD. The Study Area does not meet any of these minimum lot area requirements as it is approximately 10,690 square feet in area.

Although being zoned within the TDO Overlay District, the Study Area is unable to meet the lot area requirements; and is therefore inhibited from appropriate and compatible development. As a result, the Study Area reflects a total lack of proper utilization. The Study Area is sizably larger than most properties in the surrounding area along Prospect Avenue and Mechanic Street, and is similar to properties along Avenue E which are developed with multifamily and mixed-use buildings; yet it is prevented from being developed in a more comprehensive manner by the existing TDO District requirements.

The Study Area exemplifies the potential for useful and valuable development that would contribute to the public good and general welfare. The location of the Study Area offers exceptional connectivity and access to public transportation including the Hudson Bergen Light Rail, and proximity to convenient goods and services, as well as institutional uses such as religious and educational. This location offers the potential for compatible multifamily and mixed-use development.
The underutilization of the Study Area leads to a negative impact on the surrounding properties and area. As such, the Study Area qualifies as an area in need of redevelopment pursuant to N.J.S.A. 40A: 12A-5.e.

7.3 Subsection “h.”

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

Smart growth involves making development and land-use decisions that encourage new growth in places that will benefit the economy and environment. This urban planning theory concentrates on growth of compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, and mixed-use development. Smart Growth promotes pedestrian friendly streets and public rights-of-way, minimizes automobile use by maximizing the appeal and access to mass transit, encourages reduced parking and shared use parking solutions, and promotes the creation of livable communities with convenient access to commercial facilities. NJ Futures defines Smart Growth as, “growth that serves the environment, the economy, and the community equally. It attempts to concentrate development into already-existing communities when possible, and it addresses the inherent interconnections between environmental protection, social equity, public health, and economic sustainability.”

The redevelopment of the Study Area would be consistent with the principles of Smart Growth. The Study Area is located in the eastern portion of Bayonne, along the Hudson Bergen Light Rail and approximately two blocks north of the 22nd Street light rail station, surrounded by multifamily and mixed-use developments.

The Study Area is currently underutilized in terms of the characteristics and zoning of the surrounding neighborhood. The TDO Overlay District permits multifamily and mixed-use developments, some of which have been recently constructed along Avenue E, as previously stated. The Study Area currently does not take advantage of the existing transportation assets in the surrounding area. A portion of the Study Area is surrounded by a chain link fence, there is one street tree, and the pavement along the properties is uneven and cracked which creates an unfriendly pedestrian streetscape and does not foster a desirable walkable area. By designating the Study Area as an Area in Need of Redevelopment, the Study Area can be designed to meet several objectives of smart growth. These objectives include developing a mix of land uses, taking advantage of existing community assets, fostering a walkable neighborhood, promoting a distinctive/attractive community with a strong sense of place, and strengthening and encouraging growth in existing communities on this parcel of land.

As such, designating the Study Area as a Non-Condensation Area in Need of Redevelopment would be consistent with smart growth planning principles adopted pursuant to law or regulation pursuant to N.J.S.A. 40A: 12A-5.h.
7.4 Summary Table

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8.0 CONCLUSION

As a result of this study, it is recommended that the aforementioned Study Area be determined as a Non-Condemnation Area in Need of Redevelopment; as it qualifies for such a determination under subsections d., e., and h. of N.J.S.A. 40A:12A-5.
APPENDIX 1

AUTHORIZING RESOLUTION
MUNICIPAL COUNCIL OF CITY OF BAYONNE

RESOLUTION NO.: 21-05-12-055


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 to -89 (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 Municipal Council of the City (the “Municipal 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 certain property located at 70-72 Prospect Avenue, 66-68 Prospect Avenue, 62 ½ Prospect Avenue, which property is identified Block 449, Lots 21, 22 and 23, as shown on the official Tax Map of the City (the “Study Area”), constitute a non-condemnation “area in need of redevelopment,” in accordance with the Redevelopment Law; and

WHEREAS, the preliminary investigation will be designed to evaluate the area to determine whether designation of the Study Area 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 City is desirous of continuing revitalization and redevelopment efforts in the City.
NOW THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF
THE CITY OF BAYONNE, NEW JERSEY AS FOLLOWS:

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

Section 2. The Planning Board is hereby directed to conduct a preliminary
investigation to determine whether the Study Area, or any portions thereof, constitute a non-
condemnation “area in need of redevelopment” according to the criteria set forth in N.J.S.A.
40A:12A-5.

Section 3. The Planning Board is hereby directed to study the area known as 70-72
Prospect Avenue, 66-68 Prospect Avenue, 62½ Prospect Avenue, which property is identified as
Block 449, Lots 21, 22 and 23, on the City’s Tax Maps; 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
Mayor and Municipal Council containing its findings.

Section 4. 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 5. This Resolution shall take effect immediately.
APPENDIX 2

TAX MAP
APPENDIX 3
AERIAL MAP
APPENDIX 4
ZONING MAP
APPENDIX 5

STUDY AREA

PHOTOGRAPHS
Figure 1: View of the Study Area including the 2-family dwelling at 70-72 Prospect Avenue (Block 449, Lot 21) (left) and the 2-family dwelling at 66-68 Prospect Avenue (Block 449, Lot 22) (right), from Prospect Avenue viewing east.

Figure 2: View of the Study Area including the driveway and off-street parking at 66-68 Prospect Avenue (Block 449, Lot 22) (left) and the 3-family dwelling at 62.5 Prospect Avenue (Block 449, Lot 23) (right), from Prospect Avenue viewing east.
Figure 3: View of the 1- and 2-story, 2-family dwelling on the Study Area (70-72 Prospect Avenue, Lot 21), from Mechanic Street viewing southwest.

Figure 4: View of the oversized dilapidated curb cut on the Study Area along the Mechanic Street frontage, from Mechanic Street viewing west.
Figure 5: View of the off-street parking on the Study Area (66-68 Prospect Avenue (Lot 22)), from Prospect Avenue viewing east.

Figure 6: View of the existing dilapidated sidewalk and chain link fencing on the Study Area (62.5 Prospect Avenue (Lot 23)), from Prospect Avenue viewing southeast.
Figure 7: View of the 6-story, 90-unit building at 250 Avenue E (Skye Lofts South) (Block 446, Lot 1), from Avenue E viewing northeast.

Figure 8: View of the 6-story building under construction at 252-268 Avenue E (Block 446, Lot 1.01), from Avenue E viewing northeast.
Appendix 6

Property Information
New Search

Block: 449  Prop Loc: 62 1/2 PROSPECT AVE  Owner: PIETRUS, KAZIMIERZ  Square Ft: 2241
Lot: 23  District: 0901 BAYONNE  Street: 62 1/2 PROSPECT AVE  Year Built: 1920
Qual:  Class: 2  City State: BAYONNE, N J 07002  Style: CL

Prior Block: 290  Acct Num: 31948003  Addl Lots:
Prior Lot: 5  Mtg Acct:
Prior Qual:  Bank Code: 0  Land Desc: 25X100
Updated: 03/11/20  Tax Codes:  Bldg Desc: 3S-F-D-3U-NH
Zone: R-2  Map Page:

Sale Date: 00/00/00  Book:  Page:

Price: 0  NU#: 0

TAX-LIST-HISTORY

Year | Property Location | Land/Imp/Tot Exemption | Assessed | Property Class |
-----|--------------------|------------------------|----------|----------------|
2021 | 62 1/2 PROSPECT AVE | 155000 | 0 | 369500 | 2 |
| | | 214500 | | | |
| | | 369500 | | | |
2020 | 62 1/2 PROSPECT AVE | 155000 | 0 | 369500 | 2 |
| | | 214500 | | | |
| | | 369500 | | | |
2019 | 62 1/2 PROSPECT AVE | 40000 | 0 | 92900 | 2 |
| | | 52900 | | | |
| | | 92900 | | | |
2018 | 62 1/2 PROSPECT AVE | 40000 | 0 | 92900 | 2 |
| | | 52900 | | | |
| | | 92900 | | | |

*Click on Underlined Year for Tax List Page

*Click Here for More History
Property Detail

Block: 449  Prop Loc: 66-68 PROSPECT AVE  Owner: 66-68 PROSPECT AVE LLC  Square Ft: 1886
Lot: 22  District: 0901 BAYONNE  Street: 6 SAXON CT  Year Built: 1920
Qual:  Class: 2  City State: FREEHOLD, NJ 07728  Style: DX

Prior Block: 290  Acct Num: 31949001  Addl Lots:  
Prior Lot: 6.A  Mtg Acct:  
Prior Qual:  Bank Code: 0  
Updated: 03/11/20  Tax Codes:  
Zone: R-2  Map Page:  

Sale Date: 11/16/17  Book: 9258  Page: 967  Price: 355000  NU#: 0

More Info  05/24/13  8913 354 260000 10 47.08  WENDROF, CHRISTOFER
More Info  11/16/17  9258 967 355000 34.48 66-68 PROSPECT AVE, LLC

TAX-LIST-HISTORY

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<tr>
<th>Year</th>
<th>Property Location</th>
<th>Land/Imp/Tot Exemption Assessed</th>
<th>Property Class</th>
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</table>

*Click on Underlined Year for Tax List Page

*Click Here for More History

tax1.co.monmouth.nj.us/cgi-bin/m4.cgi?district=0001&lot=0001000449___00022_______M
Block: 449
Lot: 21
Qual: 
Prop Loc: 70-72 PROSPECT AVE
District: 0901 BAYONNE
Class: 2

Owner: CABRERA, LUIS A & JACQUELINE
Street: 68 PROSPECT AVE
City State: BAYONNE, N J 07002

Square Ft: 4482
Year Built: 1920
Style: DX

Prior Block: 290
Prior Lot: 8
Prior Qual: 
Acct Num: 319500009
Mtg Acct: 
Bank Code: 660

Addl Lots: 
Land Desc: 31.90X100COR
Bldg Desc: 2S-F-D-2U-H-AG
Class4Cd: 0
Acreage: 0

EPL Code: 0 0 0
Statute: 
Initial: 000000 Further: 000000
Desc: 
Taxes: 18725.43 / 0.00

Sale Date: 12/15/97
Book: 5226
Page: 70
Price: 138400

Sr1a Date Book Page Price NU# Ratio Grantee

TAX-LIST-HISTORY

Year Property Location Land/Imp/Tot Exemption Assessed Property Class
2021 70-72 PROSPECT AVE 165500 0 716900 2

2020 70-72 PROSPECT AVE 165500 0 716900 2

2019 70-72 PROSPECT AVE 48800 0 143000 2

2018 70-72 PROSPECT AVE 48800 0 143000 2

*Click on Underlined Year for Tax List Page

*Click Here for More History

tax1.co.monmouth.nj.us/cgi-bin/m4.cgi?district=0901&l02=090100449___00021_______M