

**RESOLUTION  
PLANNING BOARD  
CITY OF BAYONNE**

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**APPLICANT:** QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC  
**APPLICATION NO.:** P-19-044  
**PREMISES:** 33 Prospect Avenue  
Block 455 Lot 1.01

**WHEREAS,** QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC (applicant), has applied to the Planning Board of the City of Bayonne for preliminary and final major site plan approval to allow the construction of a six- (6) story residential building consisting of eighty-five (85) residential dwelling units and eighty-nine (89) parking spaces on property located at 33 Prospect Avenue in City Block 455, Lot 1.01; and

**WHEREAS,** the applicant submitted proof of notification by mail and personal services, at least ten (10) days prior to the date set forth for public hearing to property owners within 200 feet of the extreme limits of the property, in accordance with the Zoning Ordinance of the City of Bayonne as amended and supplemented in accordance with N.J.S.A. 40:55D-1 et. seq. has been completed and the application has been deemed complete for review; and

**WHEREAS,** the applicant through its attorney, Michael Miceli, Esq., appeared before the Planning Board at a regular meeting held on January 14, 2020; and

**WHEREAS,** Bruce Stieve, A.I.A., Tiago, Duarte, P.E. and John McDonough, P.P, provided testimony in support of the application; and

**WHEREAS,** after carefully considering the evidence, proofs and testimony of the applicant and the argument of counsel presented at the hearings in this matter, the Board made the following findings of fact and conclusions of law:

1. The Planning Board has the jurisdiction to act upon this application with a majority vote required for the approval of all matters; and
2. The applicant is seeking an amendment to a previously approved preliminary and final major site plan approval. The then applicant, MHP 33 Prospect Ave, LLC had applied to the City of Bayonne Planning Board and received approval, Resolution memorialized October 9, 2018, to construct a six- (6) story multifamily residential building consisting of seventy-six (76) residential units with seventy-seven (77) parking spaces in an enclosed garage on the subject site. The applicant is now before the Board to request approval to allow the construction of a six- (6) story multifamily residential building that will consist of eight-five (85) residential units and eight-nine (89) parking spaces in an enclosed garage on the subject site. The proposed residential units consist of twenty (20) studio units ranging from 530 square feet to 640 square feet; fifty-five (55) one-bedroom units ranging from 740 square feet to 1,010 square feet and ten (10) two-bedroom units ranging from 1,060 square feet to 1,240 square feet. Six (6) of the units facing the NJ Transit Hudson Bergen Light Rail will have access to individual private terraces and balconies. The majority of the proposed enclosed parking garage will consist of seventy-six (76) stacked spaces. In addition, the garage will feature two (2) ADA accessible spaces and eleven (11) compact spaces for a total of eight-nine (89) spaces. Access to the parking garage will be from Prospect Avenue; and
3. The site is located at the northwestern corner of the intersection of Prospect Avenue and East 21<sup>st</sup> Street. The site is currently enclosed by a chain link fence and contains an existing one-story building and asphalt parking lot which are proposed to be demolished. The site is regulated by the City of Bayonne's Madison Hill Redevelopment Plan dated January 17, 2018 and last revised February 5, 2018. The redevelopment plan permits multifamily dwellings and the proposed use complies with same. The subject application requires preliminary and major final site plan approval; and
4. Bruce Stieve, A.I.A., was sworn in and qualified as an expert in his field of expertise at the outset of his testimony. Mr. Stieve reviewed the location, lot size and the surrounding area and advised the project does not change substantially from the prior project approved in 2018 which consisted of seventy-six (76) residential units and seventy-seven (77) parking spaces. The building remains as a six (6) story multi-family residential building. The applicant is proposing eight-five (85) residential units and eighty-nine (89) parking spaces in an enclosed garage at the subject site. Also, while the number of units have increased, the number of bedrooms remain the same; and

5. Mr. Stieve reviewed the apartment configurations which consist of twenty (20) studio units; fifty-five (55) one-bedroom units and ten (10) two-bedroom units. Mr. Stieve described six of the proposed units facing the NJ Transit Hudson Bergen Light Rail that will have access to individual private terraces and balconies. He reviewed the façade of the building and said it was designed to have a “loft character”. He reviewed the enclosed parking garage containing eighty-nine (89) parking spaces on the building’s ground floor level. The majority of the parking stalls will consist of seventy-six (76) stacked spaces, fourteen (14) of which are at grade level. In addition, the garage will feature two (2) ADA accessible spaces and eleven (11) compact spaces. The parking garage access will be from Prospect Avenue. There will be a bike storage area on the ground floor also accessible from Prospect Avenue. There is a proposed 4,160-square foot rooftop terrace which is a common area. The plan includes 2,160 square feet of lobby space and 1,010 square feet of fitness space on the second floor and a 1,910 amenity space with a terrace also a common area. Mr. Stieve stated the project complies with all use and bulk requirements. He reviewed the Consulting City Planner’s comments and agreed the stair bulkhead will be unadorned and a horizontal demarcation will be provided on the 21<sup>st</sup> street side of the project and on the Prospect Avenue side. Mr. Stieve said the applicant will comply with a green roof and sight lighting per the Planner’s comments; and
6. Tiago Duarte, P.E., was sworn in and qualified as an expert in his field of expertise. Mr. Duarte, referring to Mr. Stieve’s testimony, discussed the differences between the first project and this application. He reviewed a shift in the sanitary sewer lateral. Mr. Duarte discussed the NJ Transit setback requirements. He stated that the sanitary sewer lateral changes are subject to Suez and New Jersey Transit approvals; and
7. John McDonough, P.P., was sworn and qualified as an expert in his field. It was his testimony that the site complies with all the use and bulk requirements and the building moves the site into residential conformity as it is mass transit oriented. He reviewed the unit mix change with the increased number of units. The project provides the required parking. It is positive for the community and enhances the Master Plan by providing a variety of housing types. He described the lighting standards for the building, with no free standing lights. Mr. McDonough testified that this project would not have a substantial detriment to the public good nor impair the Zone Plan and Zoning Ordinance. It is an efficient use of land and consistent with good planning. He further testified the project complies with the City of Bayonne Madison Hill Redevelopment Plan and the Master Plan. Mr. McDonough described the project as a contemporary building. Mr. McDonough discussed Residential Site Improvement Standards (RSIS) and its interplay with local standards. He testified that a de minimis exception from RSIS for this location was justified. In analyzing RSIS requirements you must also look to the

municipal standards. The requirements of Bayonne were set forth in the Redevelopment Plan acknowledging that the project was located near a Light Rail Station. Mr. McDonough testified that this project was good for the community as a whole and would not have a substantial detriment to the public good nor impair the Zone Plan and Zoning Ordinance; and

8. Members of the general public asking questions included Robert Keri and Michael Morris. Mr. Morris was happy with the green areas and in favor of the project; and
9. The Board makes the following findings and conclusions with respect to this application:
  - a. The matter is a request for preliminary and final major site plan approval to permit the construction of a six-story multifamily dwelling which requires no variances; and
  - b. The Board has the authority to interpret the provisions of the Zoning Ordinance and Redevelopment Plan but an interpretation should not be used to change the plain meaning and intent of the Ordinance as enacted by the City Council; and
  - c. The Board has been called upon to consider the testimony presented by experts. In determining the issues presented, the Board has considered and evaluated the experts testimony, observed their responses to the questions and candidness of their answers, weighing the overall objectivity of these experts on the issues. In addition, the Board has reviewed the City of Bayonne Zoning Ordinance, Master Plan, Madison Hill Redevelopment Plan and all material marked into evidence, incorporated herein by reference; and
  - d. Chairperson Fiermonte was impressed with the applicant's design as was Commissioner Valado who opined the project was beautiful and was in favor of the design; and
  - e. The Planning Board, based upon the application, plans, reports and testimony placed before it, finds that the applicant has met its burden of proof to the satisfaction of the Planning Board for site plan approval, a RSIS waiver and must satisfy the conditions listed on Schedule A attached hereto and made a part hereof.

**NOW THEREFORE BE IT RESOLVED** that the Planning Board of the City of Bayonne, hereby **GRANTS**, **QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC** (applicant) preliminary and final major site plan approval to allow the construction of a six- (6) story, multifamily residential building consisting of consisting of eight-five (85) residential dwelling units and eighty-nine (89) parking spaces on property located at 33 Prospect Avenue in City Block 455, Lot 1.01; subject to the approval of all Federal, State, County and Municipal rules, regulations, statutes, codes, ordinances and other conditions listed on Schedule A attached hereto; and

**BE IT FURTHER RESOLVED**, that the Chairman of the Planning Board has hereby authorized his signature to this Resolution granting preliminary and final major site plan approval and the Land Use Administrator is authorized to advertise the action taken by way of Resolution in a local newspaper; and

**BE IT FURTHER RESOLVED**, that the Land Use Administrator is authorized to send copies of this Resolution to the following City Officials: City Clerk, Construction Official, Zoning Officer, Fire Sub-Code Official, City Planner and City Consulting Engineer.

**RECORDED VOTE:**

<u>Commissioners</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Not Voting</u>	<u>Not Present</u>
Karen Fiermonte	[X]	[ ]	[ ]	[ ]	[ ]
Maria I Valado	[X]	[ ]	[ ]	[ ]	[ ]
Juan Perez	[X]	[ ]	[ ]	[ ]	[ ]
Terrence Malloy	[X]	[ ]	[ ]	[ ]	[ ]
Michael Quintela	[ ]	[ ]	[ ]	[ ]	[X]
Mitesh R. Patel	[X]	[ ]	[ ]	[ ]	[ ]
George Becker	[X]	[ ]	[ ]	[ ]	[ ]
Friday Mathews, Jr.	[ ]	[ ]	[ ]	[ ]	[X]
James Davis, Mayor	[ ]	[ ]	[ ]	[ ]	[X]
John Sebik (Mayoral Designee)	[X]	[ ]	[ ]	[ ]	[ ]

WHEREAS, the application having received a majority of aye votes, is hereby **APPROVED.**

The above Resolution was adopted by the Planning Board of the City of Bayonne at a regular meeting held on February 11, 2020.

  
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FRIDAY MATHEWS  
Acting Chairperson

RNC/lg

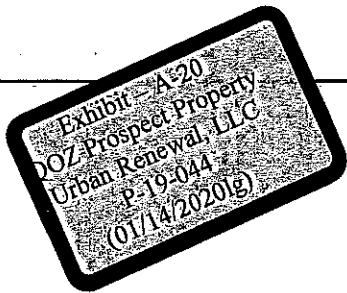
**SCHEDULE "A"**  
**QOZ PROSPECT PROPERTY URBAN RENEWAL, LLC**  
**P-19-044**

1. The applicant shall comply with the report and recommendations in Malvika Apte, P.P., A.I.C.P., consulting City Planner's report dated January 7, 2019 and Robert J. Russo, P.E., consulting City Engineer's report dated January 13, 2020, except as those recommendations have been specifically modified as reflected in the minutes of the proceedings before the Board on this application; and
2. The applicant shall maintain the property, including all landscaping and parking in accordance with the approved plan; and
3. The applicant shall submit revised plans for final approval by the City Planner and Engineer satisfying all conditions; and
4. The applicant shall establish and maintain an escrow account with the City of Bayonne to pay for the professional review and inspection fees related to this application and construction required in conjunction therewith; and
5. The applicant shall submit cost estimates to the City Engineer to determine the cost of the Performance Bond and Inspection Escrow fees; and
6. Approval of this application is further conditioned on full compliance with all applicable Federal, State and Local Ordinances, rules and regulations as well as any and all requirements of the New Jersey Department of Environmental Protection with specific emphasis on any requirements of a storm water management plan for same and all required permits and approvals and certificates. Copies of all other permits; and
7. The applicant shall be bound to comply with the representations made before this Board by the applicant, its Counsel and experts at the public hearing; and, the same are incorporated herein and are representations upon which this Board has relied in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of approval; and
8. Approval of this application if further conditioned on the payment of all taxes, fees and required escrow deposits to the City of Bayonne. The applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days from the date of the adoption of this resolution; and

9. All documents required to be prepared by the applicant by virtue of the terms or provisions of any condition set forth in this resolution shall, before execution, be submitted to and approved by the Board Attorney and Engineer; and
10. If any other governmental agency grants a waiver or variance of a regulation, then this Board shall have the right to review that issue as it relates to this approval granted by this Board and modify to amend same; and
11. The applicant shall start the construction in accordance with the plans as approved and herewith submitted, within twelve (12) months from the date of publication of the legal notice of the Board's decision in this application.
12. The applicant will meet Affordable Housing criteria as incorporated in the Developer's Agreement.



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
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ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

January 7, 2020

MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP *MA*  
Consulting City Planner

DATE: January 7, 2020

RE: QOZ Prospect Property Urban Renewal, LLC  
Amended Preliminary & Final Major Site Plan  
Planning Report # 1  
Block 455 Lot 1.01 (formerly 1, 2, 3)  
27-31, 33-39 & 41 Prospect Avenue  
Bayonne, New Jersey  
Our File: PBYP0455.01  
Application # P-19-044

As per your request, we have reviewed the aforementioned referenced application for amended preliminary & final major site plan approval.

The following documents were reviewed for this application:

- Application form and Statement;
- Twelve (12) sheets of site plan titled "Preliminary & Final Major Site Plans for QOZ Prospect Property Urban Renewal, LLC" prepared by Dynamic Engineering Consultants, P.C. dated May 21, 2018 and latest revised November 26, 2019
- Eleven (11) sheets of architectural plans entitled "33 Prospect – 85 Unit Residential Development Block 455 Lot 1.01, prepared by Marchetto Higgins Stieve dated May 25, 2018 and latest revised November 26, 2019
- Traffic Impact Study prepared by Dynamic Traffic dated May 15, 2018 and latest revised November 19, 2019

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CONSULTING AND MUNICIPAL ENGINEERS

1480 ROUTE 9 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 409-0756



OOZ Prospect Property Urban Renewal  
27-31, 33-39 and 41 Prospect Ave  
Re: Amended Preliminary and Final Site Plan

January 7, 2020  
Our File No. PBYP0455.02  
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- Environmental Impact Statement prepared by John McDonough Associates LLC dated June 27, 2018 and latest revised November 23, 2019
- Stormwater Drainage Report prepared by Dynamic Engineering dated May 2019;
- Samples of building material prepared by Marchetto Higgins and Stieve dated November 8, 2019
- Survey prepared by Clearpoint Services LLC, dated September 11, 2017;

We offer the following comments for the Board's consideration:

1. Summary of Application

The applicant, OOZ Prospect Property Urban Renewal, LLC, is seeking an amendment to a previously approved preliminary and final major site plan approval. The then applicant MHP 33 Prospect Ave, LLC had applied to the City of Bayonne Planning Board and received approval via resolution memorialized October 9, 2018, to construct a six (6) story multi-family residential building consisting of seventy-six (76) residential units with seventy-seven (77) parking spaces in an enclosed garage on the subject site.

The applicant is now before the Board to request approval to allow to construct a six (6) story building that will consist of eighty-five (85) residential units and eighty-nine (89) parking spaces in an enclosed garage on the subject site.

The proposed residential units are to comprise of

- Twenty (20) studio units ranging from 530 square feet to 640 square feet
- Fifty-five (55) one bedroom units ranging from 740 square feet to 1,010 square feet
- Ten (10) two-bedroom units ranging from 1,060 square feet to 1,240 square feet

Six of the proposed apartments facing the NJ Transit Hudson Bergen Light Rail shall have access to individual private terraces and balconies.



OOZ Prospect Property Urban Renewal  
 27-31, 33-39 and 41 Prospect Ave  
 Re: Amended Preliminary and Final Site Plan

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The applicant is also proposing an enclosed parking garage that contains eighty nine (89) parking spaces on the building's ground floor level. The majority of the parking garage's stalls will consist of stacked spaces; seventy-six (76) stacked spaces will be provided. In addition, the parking garage will also feature two (2) ADA accessible spaces and eleven (11) compact spaces. The parking garage will be accessible from Prospect Avenue.

2. Zoning and Bulk Variances:

(a) Use:

As previously mentioned, the subject is regulated by the City of Bayonne's Madison Hill Redevelopment Plan dated January 17, 2018 and latest revised February 5, 2018. The redevelopment plan permits multi-family dwellings. Therefore, the proposed use complies with the redevelopment plan.

(b) Bulk Standards:

The following table notes the proposed development's compliance/non-compliance with the Madison Hill Redevelopment Plan's zoning regulations:

Bulk Standards: Madison Hill II Redevelopment Plan			
Design Standards	Requirements	Existing	Proposed
Minimum Lot Area	10,000 SF	19,960 SF (0.46ac)	19,960 SF (0.46 ac)
Minimum Lot Frontage (Prospect Avenue)	150 FT	200 FT	200 FT
Minimum Lot Frontage (East 21 <sup>st</sup> Street)	75 FT	100 FT	100 FT
Minimum Front Yard Setback (Prospect Avenue)	0 FT	0 FT	0 FT
Minimum Front Yard Setback (East 21 <sup>st</sup> Street)	0 FT	75.2 FT	0 FT
Minimum Side Yard Setback (from Block 455, Lot 4)	4 FT	74.5 FT	4 FT
Minimum Rear Yard Setback	0-5 FT*	0 FT	0 FT*



OQZ Prospect Property Urban Renewal  
 27-31, 33-39 and 41 Prospect Ave  
 Re: Amended Preliminary and Final Site Plan

January 7, 2020  
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Bulk Standards: Madison Hill II Redevelopment Plan			
Design Standards	Requirements	Existing	Proposed
Maximum Floor Area Ratio	N/A	N/A	N/A
Maximum Building Height (sty/ft.)	8/ 105	1/18.5	6/ 86.5

\* As per Section II (C), the minimum rear yard setback is subject to NJ Transit approval.

\*\* As per Section II (C), the maximum building height includes mechanicals

- (i) Applicant should discuss regarding the status of NJ Transit approval. This is required to be obtained.
- (ii) There is a 5 foot building projection canopy over the sidewalk along Prospect Avenue and East 21<sup>ST</sup> Street. This would require City Council approval.

(c) Parking Standards:

Design Standards	Requirement	Proposed
Minimum Off-Street Parking - Residential Uses	1.0 space per unit / 85 parking spaces	89 parking spaces
Minimum Off-Street Parking – Commercial Uses	3.0 space per 1,000 square feet	N/A
Minimum Parking Space Dimensions Standard Space Compact Space	Width/Depth 8.5 FT/18 FT 7.25 FT/16 FT	Width/Depth 8.5 FT/18 FT 7.25 FT/16 FT
Minimum Drive Aisle Dimensions Two-Way Maximum number of compact parking spaces (35%)	22 FT Wide  35% (89)= 31	22 FT Wide  11



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3. Additional Comments:

- (a) Type of Apartments: The architectural floor plan three (3) one bedroom apartments as 1+ of approximately 1,010 square feet in size. This is notably larger. Applicant should consider reducing floor are and proposing a balcony for these larger apartments.
- (b) Mechanical stacked Parking: There are seventy-six (76) stacked parking spaces proposed. There are twenty seven (27) stackers noted on the floor plan. Applicant should discuss if some of these are three stackers and some are two stackers in order to get the total to seventy six (76). Applicant should discuss if the stackers be assigned for each unit. Applicant's traffic engineer must discuss the timing of the stacking as it relates to peak period.
- (c) Bicycle Storage: A bicycle room is shown on the ground floor that has direct access to Prospect Avenue. Applicant should discuss how many bicycle spaces are proposed in this room. Typically, it is required that 0.5 space per unit be provided. Although not a requirement in this plan, a building of this size would require 43 bicycle parking spaces. The access to this room and its security should be discussed.
- (d) Open Space/Recreational Facilities: Redevelopment plan requires 10% of redevelopment area to be proposed as open space/recreational facilities. This includes 4, 160 square feet of common roof terrace. The plan also includes 2,160 square feet of lobby space and 1,010 square feet of fitness space on second floor and 1,910 square feet of amenity space and terrace. Applicant should discuss the individual space use especially in the amenity space.

Details regarding the common terrace should be provided. Applicant should consider adding some semi-permanent roof structure such as pergolas or other such elements to provide accessibility to the roof terrace in all seasons. Additionally, given the size of the terrace, a proper layout showing the different types of activity in the area should be provided. Applicant should consider proposing a green roof or other such sustainable features on the roof terrace. Applicant should provide details of the plantings proposed.



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(e) Landscaping: The following is noted:

(i) The landscaping plan show planter area along Prospect Ave. The projection of planter area should be discussed and approved by the City Engineer.

(iii) A detailed landscaping plan providing details on types of plantings proposed for all areas including, private terraces, common terraces, amenity terrace must be provided. It is recommended that this be provided by a certified landscaped architect and reviewed by the City Engineer's office. Details on type of plantings, its maintenance and its mature height should be provided. Further, it is strongly encourage and recommended that applicant consider green roof or other such green elements for the varied terrace areas on this project.

(f) Architecture: The following is noted:

(i) Per the redevelopment plan, building façade length shall not exceed 150 feet without and architectural façade change. The building façade length along Prospect Ave is 199 feet. The redevelopment plan suggest several ways including changes in materials, use of ornamental features, use of bay windows and terraces and other such details. The intent of the plan was to break the monotony of a façade when the length is greater than 150 feet. Applicant should discuss if this is achieved with the proposed façade. There are clearly no projections or individual terraces provided along Prospect Ave frontage. The materials appear to be same throughout the façade. A colored rendering of the façade should be provided to the Board to discuss.

Further, some architectural façade treatment should be considered for the stair bulkhead. On the current elevation along Prospect Ave this appears to be a blank wall. Similarly, for the elevator bulkhead.

(ii) Per the redevelopment plan, a horizontal demarcation shall be provided along 21<sup>st</sup> street at the 4<sup>th</sup> or 5<sup>th</sup> story to provide variety and interest. Applicant should discuss this horizontal demarcation along 21<sup>st</sup> street frontage.



OQZ Prospect Property Urban Renewal  
27-31, 33-39 and 41 Prospect Ave  
Re: Amended Preliminary and Final Site Plan

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- (g) Affordable Housing: The applicant should provide a statement regarding compliance with the City's Fair Share ordinance. Per Section II (A) 16, the applicant shall comply with the City's affordable housing ordinances.
- (h) Lighting: Site lighting shall not exceed maximum illumination level of 1.0 foot-candles at all property line. The proposed wall mounted lighting along the building façade clearly does not meet this requirement. A waiver is required.
- (i) Refuse: A trash disposal room is proposed on the ground floor and a trash chute is located on each floor. Applicant should discuss how the trash and recyclables are to be separated. Additionally, applicant should discuss the volume of expected trash generation from an eighty-five (85) unit development and if the proposed trash room is adequate. Additionally, it is recommended that a trash disposal truck turning diagram be provided to determine accessibility to trash room.
- Finally, a refuse and recycling management plan should be provided detailing the volume, the frequency of trash removal, responsible parties and other such details. No trash enclosures are proposed on common terrace and amenity terrace. This should be discussed.
- (j) Signage: Per the redevelopment plan, one wall sign affixed to the principal elevation of maximum sign area of 20 square feet is permitted. Applicant is proposing one sign on the proposed canopy along Prospect Ave. The proposed sign is 1 feet high and about 20 feet long. An approval for City Council shall be required for location of this sign since it is in the public right of way. Details on colors, materials and lighting of the sign should be provided. It should be noted that indirect lighting is permitted while use of internally illuminated light boxes, pole signs and roof signs is prohibited.
- (k) Fences: Per the redevelopment plan, fences and walls along public right of way shall be maximum of 4 feet in height and alongside and rear shall be 8 feet in height. Applicant is proposing 4 feet high fence along side property line and 3 feet high along front façade. The front fence is located on public right of way and requires City Council approval.
- (l) Remediation: The applicant should provide a statement to the board to address whether any remediation work on site is required.



QQZ Prospect Property Urban Renewal  
27-31, 33-39 and 41 Prospect Ave  
Re: Amended Preliminary and Final Site Plan

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(m) Environmental Report: The following is noted:

- (i) On Page 4 of the report the Permits/ Approvals notes that under State approval only NJDEP approval is required. However, it appears the applicant may require a NJ Transit approval for proposed 0 feet rear yard setback.
- (n) We defer to the Board Engineer regarding drainage, storm water, traffic impact and other engineering issues related to the site.
- (o) The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.

If you should have any questions with regard to the above matter, please do not hesitate to call.

cc: Land Use Administrator  
Board Attorney  
City Engineer  
Zoning Officer  
City Planner



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
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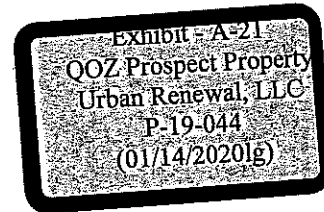
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ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

MEMO TO: City of Bayonne  
Planning Board

FROM: Robert J. Russo, P.E., P.P., C.M.E.  
City Engineer's Office

DATE: January 13, 2020

RE: **QOZ Prospect Property Urban Renewal, LLC  
Preliminary and Final Major Site Plan (Amended)  
Report #1  
Block 455, Lot 1.01 (Formerly Lots 1, 2 & 3)  
33 Prospect Avenue  
Bayonne, New Jersey  
Our File: PBYP0455.02/600.01  
Application # P-19-044**



As per your request, this office has reviewed the following documents relative to the above referenced preliminary and final site plan application:

- Preliminary and Final Major Site Plan as prepared by Dynamic Engineering Consultants, P.C., date of May 21, 2018, with latest revision date of November 26, 2019;
- Architectural Plans, as prepared by Marchetto Higgins Stieve, dated May 25, 2018, with latest revision date of November 26, 2019;
- Stormwater Drainage Report, as prepared by Dynamic Engineering, dated May 2019;
- Traffic Impact Study, as prepared by Dynamic Traffic, dated May 15, 2018, with latest revision date of November 19, 2019;
- Environmental Impact Statement, as prepared by John McDonough Associates, LLC, dated June 27, 2018, with latest revision date of November 23, 2019;
- Application Forms.

The following comments are offered with regard to same:

**A. PROJECT OVERVIEW**

1. The site is located at the northwestern corner of the intersection of Prospect Avenue and E. 21<sup>st</sup> Street. The site currently is enclosed by a chain link fence and contains an existing one (1) story building and asphalt parking lot. The building and asphalt parking lot are proposed to be demolished. On October 9, 2018, the site previously received preliminary and final site plan approval in order to construct a six (6) story, multi-family apartment building consisting of 76 residential units and 77 parking spaces with associated site improvements. The applicant is now before the Board to request approval for the construction of a six (6) story building that



Memo to Bayonne Planning Board  
Our File: PBYP0455.02  
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will consist of eighty-five (85) residential units and eighty-nine (89) parking spaces in an enclosed garage.

We defer the review of the zoning related issues to the Board Planning Consultant except where they may pertain to engineering issues.

**B. GENERAL SITE IMPROVEMENT REVIEW**

1. In accordance with the redevelopment plan, all parking garages shall have adequate security provisions. The architectural plans indicate that the garage will contain security provisions including security cameras installed throughout the garage. The applicant should provide testimony to the Board regarding whether security cameras will be provided around the building perimeter.
2. In accordance with the Redevelopment Plan, at the redeveloper's expense, the applicant shall provide for the installation of the necessary equipment to accomplish signal preemption for emergency vehicles at a minimum of one (1) signalized intersection abutting the development. Same has been indicated on the site plan.
3. In accordance with the Redevelopment Plan, the designated redeveloper of the redevelopment area shall be responsible for any and all environmental regulatory compliance in accordance with the NDJEP requirements upon property acquired by the redeveloper.
4. The applicant should provide testimony regarding trash and recycling facility operations. It should be noted that a trash room is located on the first floor of the proposed building which exits into the parking garage. The applicant's engineer should provide more information as to how refuse trucks will service this area or if the trash will be brought to the curb.
5. The applicant is proposing a vehicle lift system for vehicular parking in the parking garage. The application should provide testimony regarding how the proposed system will operate. In addition, the applicant should indicate if the stackers will all be three level, as the detail indicates a pit for a lower level of stackers.
6. The applicant is proposing minor building encroachments into the public ROW from the second to sixth floors along both street frontages. If the Board acts favorably on this application, Municipal Council permission would be required for these encroachments.
7. As indicated on the survey for the site, an existing utility easement traverses the southern and a portion of the western property line. An existing sanitary sewer force main is located on the property in this area. The applicant should provide detailed plans for the relocation of the sanitary sewer force main and should vacate the easement.



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8. A note should be added to the plans requiring that structural calculations be provided for the pre-cast structures for review and approval prior to construction. In addition, the underground basin should be designed for an HS-20 loading.
9. It should be noted that with this submission, the applicant's engineer addressed the majority of our site plan review comments related to the previously approval application.

**C. MISCELLANOUS**

1. The Applicant's Engineer should design the proposed curb ramps, sidewalks, warning surfaces, signing, striping, and crosswalks, to meet the latest ADA and MUTCD requirements.
2. The decorative street light detail shall be revise to conform to the City Standard decorative light detail.
3. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
4. Other Agency Approvals:
  - Hudson County Planning Board
  - Bayonne Utility Department and Suez
  - Soil Conservation District
  - NJ Transit
  - All other agencies having jurisdiction

Should you have any questions regarding this matter, please do not hesitate to contact this office.

RJR/rr

cc: Land Use Administrator  
Board Attorney  
Board Planner  
City Planner  
Zoning Officer  
QOZ Prospect Property Urban Renewal, LLC, Applicant  
Michael Miceli, Esq., Applicant's Attorney  
Dynamic Engineering Consultants, P.C., Applicant's Engineer