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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP 
Consulting City Planner

DATE: June 28, 2022

RE: South Cove Redevelopment IV Urban Renewal, LLC
Amended Preliminary and Final Site Plan
Planning Report # 1
Block 412 Lot 2.03
191 Lefante Way
Bayonne, New Jersey
Our File: PBYP0412.06
Application # P-22-016

As per your request, we have reviewed the aforementioned referenced application for the site plan application:

- One (1) sheet of Topographic Survey Block 412 Lots 1.01, 2.01, 2.021, 2.022 and 2.03, prepared by Faraldi Group Inc., dated March 19, 2020
- Eight (8) sheet of Amended Final Site Plans as prepared by SR3 Engineers, dated June 2, 2022
- Six (6) sheets of architectural plans prepared by Architrave Group PC, dated April 26, 2022

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

1. Summary of Application

The applicant, South Cove Development IV, LLC is seeking an amended final site plan application in reference to the South Cove shopping center located on the north side of Lefante Way. The site has been part of GDP (General Development Plan) application before the Planning Board in 2018 and a Preliminary and Final Site Plan- Phase I in 2019.

The site is currently developed with six (6) commercial buildings, comprising of one large strip commercial center located along the eastern portion of the site, one story retail building along southern portion of the lot, recently retrofitted movie theater, drive through Wendy's and Dunkin Donuts and one story Houlihan's restaurant. The total approved building area of the site is noted below:



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Type of Building	Gross Floor Area (square feet)
Strip Commercial building	134,220
Pre-existing approved building	10,990
Sherwin Williams Retail Building	3,500
Existing Retail	22,800
Retrofitted Frank's Theatre	44, 752
Wendy's	3,230
Dunkin'	2,910
Houlihan's	11,760
Total	234,162

Recently the site received a preliminary and final site plan to add a 3,500 square feet addition to the existing shopping center building located on site and also to retrofit the existing AMC theater into a five-tenant multiuse building. The approval granted the movie theatre to be retrofitted with a day care center (Light Bridge Academy) 12,000 square feet, and four other retail tenants including an eyewear shop. The first floor was noted to be 34,295 square feet. Per the previously approved plan (P 21-003), the second story of this building was approved as 10,457 square feet.

With this proposal, applicant is proposing an addition to the second floor and a partial third floor. With this proposal, the total gross floor area of the building is to be

	Floor Area (square feet)
1 st floor	33,101
2 nd floor	30,762
3 rd floor	12,810
Total Area	76,673

If approved, the total gross floor area of the site is to be 266,083 square feet.

2. Zoning and Bulk Variances:

The site is located within Riverwalk at South Cove Redevelopment Plan, latest amended November 3, 2018. Applicant is proposing the proposed additional spaces to be occupied by retail and commercial tenants, including professional and medical offices and its customary accessory uses. This complies.



(b) Bulk Standards:

The following table notes the proposed development's compliance/non-compliance with the zoning district:

Bulk Standards Redevelopment Plan			
Regulations	Redevelopment Plan	Existing	Proposed
Min. Tract Area	15 ac	20.80	20.80
Min. Front Setback (ft.)	n/a*	10.6	0
Min. Rear Yard Setback (ft.)	n/a*	52.3	52.3
Min. Side Yard Setback (ft.)	n/a*	34.6	34.6
Max. Floor Area Ratio	1.0	0.24	0.29
Max. Building Height (ft./ sty) multifamily residences and hotels	300/ 24	Not applicable	Not applicable
Max. Building Height (ft.) all other uses	50	<50	<50
Max. Building Coverage (%)	50	22.4	31.1
Max. Lot Coverage (%)	95	88.6	89.0

**there shall be no minimum yard dimensional requirement, provided that no building may be located within 10 feet of another building*

3. Additional Comments:

- (a) **Parking:** The existing building area is approximately 220,285 square feet. With the proposed site plan, the total retail area is calculated to be 266,083 square feet (this is based on second and third story addition for the AMC building). For all nonresidential uses is 1 space/ 250 square feet is required. The total required parking for this area is to be 1,064.

Per the redevelopment plan, a shared parking approach may be provided for Board review and approval. A parking space may be counted towards the parking requirement for two or more complementary uses, provided redeveloper demonstrates to the satisfaction of the Planning Board that the peak parking demand by each use shall not substantially overlap based on time of the day. *Typically these are applied in areas where complementary uses are proposed such as mixed use areas. However this redevelopment plan does not define complementary uses.* The applicant should demonstrate the applicability of shared parking for the proposed retail uses on



site. Further, the plan permits no more than 35 percent of total parking spaces calculated separately by use shall be shared spaces.

Per the applicant's Engineer, 35% of shared spaces is applied to overall parking requirement, reducing the required space to be 692 spaces. Overall the site proposes 1,042 spaces.

- (b) **Bicycle Spaces:** Per the redevelopment plan, one (1) space for every 50 vehicle parking spaces. For the 1,042 spaces proposed 21 bicycle spaces are required. This should be confirmed.
- (c) **EV spaces:** Per the recently mandated State EV ordinance, as a condition of preliminary site plan approval, this development would be required to provide 4% of total parking spaces as EV spaces. This amounts to 42 spaces. **Applicant should testify if this requirement is to be met and identify the EV spaces on site.**
- (d) **Loading :** Per the redevelopment plan, refer to section 35-17.8. The following is noted:
 - (i)- During the previous approval, the AMC building was to have two loading spaces located along the frontage of the building. With the added tenant spaces, applicant should clarify if the existing/approved two (2) tenant spaces shall be sufficient.
 - (iii) For the building additional story and floor area, required number of loading births are three (3). Per the plan only two (2) spaces are proposed. **A deviation is required.**
- (e) **Signage:** No details on signage has been provided. This should be provided to determine compliance.
- (f) **Building façade design:** Per the redevelopment plan, building façade design shall create an attractive wall consistent with good urban form and design principal. With the proposed rehabilitation of the AMC theatre building, applicant should discuss how the existing façade is proposed to be updated, to meet the intent of the redevelopment plan. Further, applicant should discuss how the overall rehabilitation of this building and the addition of the third story, will fit with the entire theme of the shopping center.



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*Front façade of theatre building
Source: google maps*

- (g) **Refuse enclosure:** Applicant should discuss the sufficiency of the proposed trash enclosure to serve all the additional tenants.
- (h) Per the redevelopment plan, sustainable design is encouraged, applicant should discuss if any such features are proposed.
- (i) 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