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MEMO TO: City of Bayonne Planning Board

FROM: TRC Committee
Robert Russo, P.E. City Engineer's Office
Malvika Apte, PP/AICP Consulting City Planner
Richard N. Campisano, Esq. Board Attorney
Alicia Losonczy, Board Secretary
Tracey Tuohy, Zoning Officer
Melissa Mathews, Business Administrator
Joseph DeMarco, Esq. Redevelopment Counsel
Suzanne Mack, PP., City Planner

DATE: January 21, 2021

RE: **John and Maryann, LLC**
TRC Meeting Report
Block 33 Lot 20
126-128 West 54th St.
Bayonne, New Jersey
Our File: PBYP0033.01
TRC # 20-547

Applicant and their representatives met the Technical Review Committee (TRC) on October 21, 2021 via Zoom (virtual platform) at 10:00 am

The following documents were reviewed:

- Application Form
- Survey prepared by Behar Surveying Associates, PC dated March 2019
- Site Plan for 128 West 54th Street, proposed Lot 20.02, prepared by Raoul Cabato Architects, LLC dated September 23, 2019
- Site Plan for 126 West 54th Street, proposed Lot 20.01, prepared by Raoul Cabato Architects, LLC dated September 23, 2019

1. Summary of Proposal

The applicant, is proposing to subdivide the above noted property, into two lots, and propose two family unit on each lot. Each unit shall contain a one car garage with two driveway parking spaces.

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The subject site is currently developed with a 2.5 sty dwelling. The proposal includes demolition of existing structures.

The subject site is located in R-2 Residential District, wherein two family is a permitted use. However, the proposal needs bulk variances.

2. TRC Committee recommendation

With this proposal applicant is proposing to create two undersize lots and propose two family units on each of the lot. The TRC Committee recommended applicant to determine the need to create two undersize lots in the zone. The Committee recommend applicant to conduct a thorough study of the surrounding lots, to determine the compatibility of the proposal with the surrounding lots.

Lastly, Committee was concerned regarding the easy conversion of the family and 4th bedroom rear of the proposed garage as an additional dwelling.

The TRC committee concludes that this proposal should be modified to determine compatibility with the neighborhood. Any living arears on the ground/garage level should be designed to prevent it from being convertible to separate apartment i.e., removal of bathroom and separate entrances.

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