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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP  
Consulting City Planner

DATE: April 9, 2021

RE: Mahalaxmi Flagship Urban Renewal, LLC  
Amended Preliminary and Final Major Site Plan  
Planning Report # 1  
Block 751 Lot 1.04  
1 Flagship Street  
Bayonne, New Jersey  
Our File: PBYP0751.01/600.02  
Application # P-21-008

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

- One (1) sheet Amended Final Major Site Plan, prepared by Insite Engineering, LLC dated March 18, 2021
- One (1) copy of traffic report study prepared by Klein Traffic Consulting, LLC dated March 18, 2021
- One (1) copy of Statement of Applicant

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

1. Summary of Application

The applicant, Mahalaxmi Flagship Urban Renewal, LLC is seeking an amendment to an approved preliminary and final site plan application in connection to the recently built mixed use development located at 1 Flagship Street. The site was approved for ground floor retail of 5,975 square feet of retail, 1,321 square foot of lobby and 97 residential unit.

With this proposal, applicant is proposing to modify the ground floor retail in order to provide 1,460 square feet of retail, 6,180 square feet of day care facility and 5,419 square feet of restaurant space. The total non-residential space proposed is 13,059 square feet.



The previous plans contained the retail space along the Goldsborough Drive with residential units to the rear. A total of 9 units were proposed to the rear. With the proposed expanded retail space the amended plan shows one residential unit to the rear. The type of unit is not provided. This should be provided.

2. Zoning and Bulk Variances:

The site is located within Harbor Station South latest revised March 13, 2018. The proposed mixed use containing child care, retail uses and multifamily housing is permitted use.

(b) Bulk Standards:

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

<b>Bulk Standards Redevelopment Plan</b>			
<b>Regulations</b>	<b>Redevelopment Plan</b>	<b>Existing</b>	<b>Proposed</b>
Min. Tract Area	n/a	92,153	No change
Min. Sidewalk Width (ft)	10	10'	No change
Max. Building height (sty)	10	5	No change
Min. Building height (sty)	1	5	No change
Max. Building Height (ft)	120	58	No change
Max. Impervious Cov (%)	90	83	No change
Min. Open Space (%)	15%	17%	No change
Min. Off street Loading Zone	12 ft. x 40 ft.	12 ft. x 40 ft.	No change

(i) The total FAR calculation should be clarified. Applicant should provide the total gross floor area to calculate the FAR.

3. Additional Comments:

(a) **Unit size:** Per the redevelopment plan, minimum residential dwelling unit size within HS2 shall be 600 square feet. Considering all first floor units have been removed, but the number of units 97 have remained the same, applicant should provide the unit size for the units. Additionally, applicant must provide the bedroom distribution of units.



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- (b) **Parking:** Per the revised plan, the proposed development requires 146 spaces. The approved number of spaces are 127 spaces. Applicant is seeking shared parking arrangement, to prove that number of spaces proposed is sufficient.
- (c) **Signage:** No signage details have been provided. This should be provided for the type of tenants proposed.
- (d) **Retail Storefront Design:** Applicant should provide details regarding the proposed storefront details to determine compliance with section 2.4.3. Additionally type of building materials proposed should be provided.
- (e) **Outdoor play area:** Outdoor play area is proposed for the day care facility. Details of this area, including its access, type of fencing and all such details should be provided.  
  
Additionally pick up and drop off of the facility should be provided.
- (f) **Refuse enclosure:** Applicant should provide the location of refuse enclosure details.
- (g) 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