



## MEMORANDUM

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### Clarke Caton Hintz

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**To:** City of Bayonne Planning Board

**From:** TRC Committee  
James Clavelli, PP, AICP  
Robert Russo, PE, City Engineer's Office  
Richard N. Campisano, Esq., Board Attorney  
Alicia Losonczy, Land Use Administrator  
Tracey Tuohy, Zoning Officer  
Suzanne Mack, PP, AICP, CTP, FITE, AHP, Bayonne City Planner  
Joseph Skillender Jr., Esq., Director of the Department of Planning,  
Zoning, and Development

**Re:** **745-747 Broadway, LLC**  
**Application for Preliminary and Final Site Plan, Bulk Variances**  
***TRC Meeting Report***  
Block 319, Lots 18 & 19  
745-747 Broadway  
Central Business District (CBD)

**Date:** June 20, 2023

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### 1. TRC MEETING DESCRIPTION

1.1. **Meeting Information.** The applicant, 745-747 Broadway, LLC, and their professionals met with the Technical Review Committee on Wednesday, February 22 at 9:00 AM in a virtual meeting utilizing Zoom.

1.2. **Attendees:** In addition to the members of the TRC in attendance, the following representatives of the applicant were present:

Monachem Klein, Applicant  
Donald M. Pepe, Esq., Applicant's Attorney  
Ashley Brinn, Esq., Applicant's Attorney  
Richard Garber, AIA, Applicant's Architect  
John McDonough, PP, AICP, ASLA, Applicant's Planner  
Edwin Reimon, PE, CME, Applicant's Engineer

John Hatch, FAIA  
George Hibbs, AIA  
Brian Slaugh, AICP  
Michael Sullivan, AICP  
Michael Hanrahan, AIA  
Mary Beth Lonergan, AICP



- 1.3. **Materials Reviewed:** The following documents were submitted prior to the meeting and reviewed by the TRC:
- *Technical Review Request Form*, dated January 19, 2023.
  - *745-747 Broadway Concept Plans (Civil Engineering Plans)*, 7 sheets, prepared by Edwin Reimon, PE, CME, dated September 7, 2022, revised to December 22, 2022.
  - *745-747 Broadway Concept Plans (Architectural Plans)*, 19 sheets, prepared by Richard Garber, AIA, GRO Architects PLLC, dated October 21, 2022. Revised to December 21, 2022.

**Project Summary:** The applicant submitted a site plan and architectural drawings for review by the Technical Review Committee. The applicant is proposing a six story mixed-use building with retail and amenity space on the ground floor and apartment dwellings on the second – sixth floor containing 27 units. The proposed commercial space consists of 1,517 sf. and has a separate entrance on the ground floor from the proposed apartment units. The apartments contain a separate entrance leading to a corridor with access to a package room, trash room, staircase, elevator and 1,049 sf. amenity space in the rear. 27 apartment units are proposed, 21 of which are studio apartments and 6 are two-bedroom apartments.

The applicant is requesting site plan approval and bulk variance relief. It was determined during the Technical Review Committee meeting that the applicant would require relief from the following requirements:

- “-C” variance relief for the height of the building in feet and stories. While the height in stories exceeds the requirement by greater than 10%, under longstanding City interpretation this requires a “-C” bulk variance and not a “-D(6)” variance.
- Maximum lot coverage. A maximum of 70% is permitted and 80% is proposed.
- Required parking spaces. 29 parking spaces are required and none are proposed.
- While the applicant indicates that the proposed Floor Area Ratio (FAR) of 4.5 is conforming due to FAR bonus indicated in §35-5.1of.1, it is not clear how the bonus was obtained. This should be clearly indicated in the application. Exceeding permitted FAR will result in the need for a “-D(4)” variance and the application will need to go to the Zoning Board of Adjustment.



I.4. TRC Recommendation:

- The plan should clearly identify the elements that qualify for the FAR bonuses.
- An Environmental Impact Statement (EIS) should be submitted.
- Signage details and dimensions should be provided and conform to §35-25.
- It is recommended that the following plant material be replaced with a native or native-adapted, drought tolerant, hardy species: Virginia Spring Beauty and Big Blue Lily Turf. The Lily Turf is invasive and The Virginia Spring Beauty tends to do poorly in this type of environment.
- It is recommended that color renderings of the proposed building be provided with the formal application.

This office would be pleased to answer any questions regarding this memorandum.