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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP   
Consulting City Planner

DATE: February 26, 2021

RE: South Cove Development IV, LLC  
Preliminary and Final Major Site Plan  
Planning Report # 1  
Block 412 Lot 2.01 and 2.03  
191 Lefante Way  
Bayonne, New Jersey  
Our File: PBYP0412.06  
Application # P-21-003

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

- One (1) sheet of Topographic Survey, prepared by Faraldi Group Inc., dated March 19, 2020
- Fourteen (14) sheet of Preliminary and Final Site Plans as prepared by SR3 Engineers, dated January 22, 2021
- Four (4) sheets of architectural plans prepared by Architrave Group PC, dated January 20, 2021
- One (1) copy of report titled "traffic impact summary", prepared by Dolan and Dean Consulting Engineers, LLC dated January 28, 2021

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

1. Summary of Application

The applicant, South Cove Development IV, LLC is seeking a preliminary and final site plan application in reference to the South Cove shopping center located on the north side of Lefante Way. The site contains an existing commercial shopping center with multiple buildings approximately 220,285 square feet. 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.



With this plan, the applicant is seeking to retrofit the existing AMC theater into a five tenant multiuse retail building. One of the proposed tenants is Lightbridge Academy Day Care Center, that is to occupy 12,000 square feet of space of the total 44,752 square feet of Gross Floor Area. The other tenant is a retail eye and sunglass store. A total of 14 parking spaces are to be added along this building frontage. Applicant should clarify if second floor 10,457 square feet is to be used for retail or office space.

In addition, to the proposed re-tenancy of the existing building, the proposal also includes a 3,500 square foot building addition that will occupy a Sherwin Williams Store. This addition is along the existing retail store area off of Le Fante Way.

2. Zoning and Bulk Variances:

The site is located within Riverwalk at South Cove Redevelopment Plan, latest amended November 3, 2018. The plan permits, retail stores and day cares. The proposed use are permitted. Applicant should provide testimony on the other three tenants for the theatre building.

(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	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	1.07*
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



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

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 234,242 square feet ( this is based on addition of 3,500 and the retrofitting area change of AMC building). For all nonresidential uses is 1 space/ 250 square feet is required. The total required parking for this area is to be 937. The subject site contains 938 spaces. With this proposal, a total of 14 spaces are to be added, for the total number of spaces to be 952 spaces. This complies.

(b) **Loading :** Per the redevelopment plan, refer to section 35-17.8. The following is noted:

(i)- Loading zone is to be located in side and rear yards. The proposed loading zone of 25 ft x 37 feet is located in the front yard. **A variance is required.**

(ii) Loading birth shall not be closer than 5 feet from property line. Applicant to confirm the same.

(iii) For the building of 44,752 square feet, required number of loading births are two (2). The proposed loading area is 25 feet x 37 feet. The required loading birth is to be a minimum of 10 feet x 25 feet. Applicant should confirm the proposed loading birth is sufficient for two (2) loading spaces.

(iv) Applicant should discuss how this loading zone shall be accessed by each store, considering there is no direct access to each tenant, due to the proposed playground and dumpster enclosure.

(c) **Signage:** Per the Redevelopment Plan, the following is noted

Type of Regulation	Required	Proposed
	Façade Sign	
Number of Signs	One (1) per frontage	One (1) per tenant Two (2) for Sherwin Williams store
Maximum Width	75% of storefront width	Complies
Maximum Area	2.5 feet per linear foot of storefront facade	Complies
<b>Master Wall Sign (not permitted)</b>		



Type of Regulation	Required	Proposed
Wall sign		1 (V)
Maximum Height		10 feet (V)
Maximum Width		30 feet (V)
<b>Directional Sign</b>		
Location	Permitted for parking area, ingress and egress	
Maximum Area	4 sq. ft.	15 sq. ft. (V)
Maximum Height (ft.)	5 ft.	5 ft.

Additionally, no details on sign illumination, colors of signage and other such details have not been provided.

- (d) **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 along existing building, will fit with the entire theme of the shopping center.



*Front façade of theatre building  
 Source: google maps*



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- (e) **Fence:** Per the redevelopment plan, fences and wall along public right of way shall be a minimum of 50 percent open and a maximum of height of 4 feet. The proposed fence along the playground is proposed to be 6 foot vinyl fence. The proposed fence is along public right of way. **A variance is required.**
- (f) **Refuse enclosure:** Applicant should discuss the sufficiency of the proposed trash enclosure to serve all the five tenants. Additionally, applicant should provide if any fencing is proposed around the trash enclosure. Per redevelopment plan, a trash enclosure shall have a maximum fence of 8 feet around the enclosure. It is recommended this be provided, considering the proximity of the refuse enclosure to the entrance.
- (g) Per the redevelopment plan, sustainable design is encouraged, applicant should discuss if any such features are proposed.
- (h) 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