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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP
Consulting Planner

DATE: March 28, 2022

**RE: Gauri Shankar Flagship Urban Renewal, LLC
Preliminary Major Site Plan
Planning Report # 1
Block 751 Lot 1.06
54 Flagship Street
Bayonne, New Jersey
Our File: PBYP0751.04
Application # P-21-002**

As requested, we have reviewed the above referenced application for a major site plan for the aforementioned application located at Flagship Street. The proposed development is part of the Redevelopment Plan for the Peninsula at Bayonne Harbor- Harbor Station South.

The following documents were reviewed for this application:

- Application form; statement of application
- Six (6) sheets titled "Topographic and Utility Survey", prepared by Partner Engineering and Science Inc., dated January 11, 2017
- One (1) sheet titled "Boundary and Topographic Survey", prepared by Insite Surveying, LLC dated January 14, 2022.
- Twenty sheets (20) of site plan titled " Preliminary and Final Major Site Plan for Aquaview", prepared by InSite Engineering, LLC , dated and latest revised January 14, 2022
- Eleven (11) sheets of Architectural Plans "Preliminary and Final Site Plan Submission", prepared by Minno Wasko Architects and Planners, dated January 14, 2022
- One (1) copy of Stormwater Management report for the Aquaview, prepared by InSite dated November 22, 2021 and latest revised January 14, 2022
- One (1) copy of Environmental Impact Assessment for the Aquaview, prepared by InSite Engineering, dated January 14, 2022
- One (1) copy of Traffic Engineering Evaluation for the Aquaview Project, prepared by Klein Traffic Consulting, LLC dated January 14, 2022

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



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Preliminary and Final Site Plan

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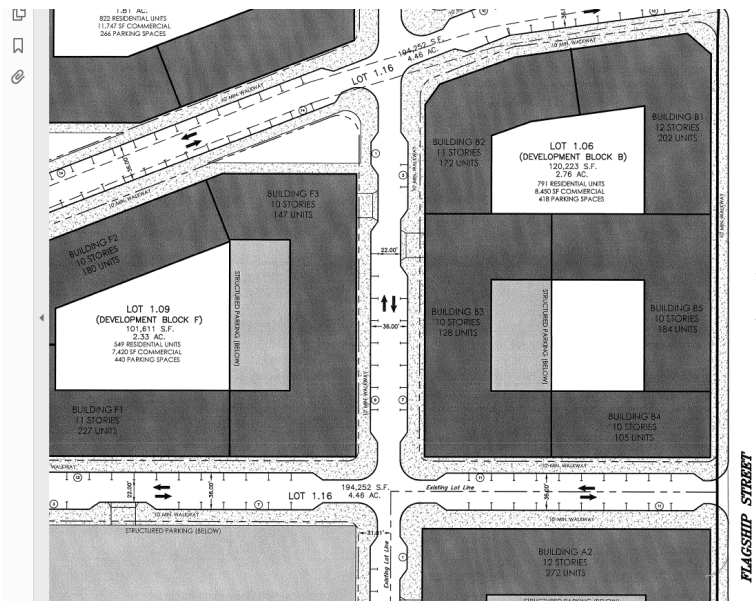
1. Summary of Application

The Applicant, Gauri Shankar Flagship Urban Renewal, LLC is proposing to develop a six (6) story mixed use building consisting of a total of one hundred fifty nine (159) apartments and 8,745 square feet of retail space on first floor. The project shall also contain a total of 166 parking spaces with 46 garage parking spaces and 120 surface parking spaces.

The proposed six (6) story building is to contain, retail, lobby space, mechanical room along with garage space on the first floor, the second floor is to contain, residential units, along with 3,590 square feet of amenity space and 4,755 square feet of amenity courtyard space. Third to sixth floor is to contain residential units. Roof floor is to contain 12,610 square feet of Amenity Space.

The development is to contain fifty- two (52) studio units, sixty-two (62) one bedroom units, ten (10) one bedroom + den and thirty-five (35) two bedroom units. The studio units range in size from 525 square feet to 555 square feet. The one bedroom ranges from 660 square feet to 720 square feet. The one bedroom +Den is 850 square feet, while two bedroom ranges in size from 960 square feet to 1,110 square feet.

This site was approved as a GDP – General Development Plan for application P-19-022 and memorialized September 23, 2019. Per the approved GDP, this site is for Lot 1.06/ also identified as Development Block B. Overall the site is to be developed with 791 residential units, 8,450 square feet of commercial space and 418 parking spaces. Per the GDP the buildings ranged in height from 10 stories to 12 stories.



Parcel B- approved per GDP



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With this proposal applicant, appears to propose “first phase” of the parcel. This should be clarified, along with the schedule for the rest of the block including parking structure. This proposal includes 159 units, 8,745 square feet of commercial space and 120 surface parking spaces and 46 garage parking spaces.

The applicant should provide testimony regarding the proposed ground floor retail, including but not limited to type of retail use anticipated, number of tenants anticipated, timings of business, number of employees, retail operations such as loading and trash removal, general security of the building and any other operation details. Conflicts on move in day for the 159 apartments should be discussed.

2. Review:

(a) **Proposed Use:** Per the Redevelopment Plan for the Peninsula at Bayonne Harbor- Harbor Station South, the subject site is located in HS-2 district, where in mixed use development containing multifamily and retail services is a permitted use.

(b) **Area and Bulk Standards:** Per the redevelopment plan, the following is noted:

Regulation	Requirement	Proposed
Max. Building Height (sty/ft)	25/120	6/70
Min. Building Height (sty)	1	6
Max. Impervious Coverage(%)	90%	70%
Min. Open Space (%)	15	30.8

(c) **Dwelling Unit Size:** Per the Redevelopment plan, table 2.6.1. minimum unit size shall be 600 square feet. Per the plan, unit sizes range from 525 square feet to 555 square feet. A variance is required for the proposed undersized units.

Further, we question the unit with width size of 12.5 feet. The unit measures to 521 square feet (SD-01-Studio). Further, the proposed bedroom does not have any natural window for light. Similar layout appears to be for studio (SD-02-Studio) and one bedroom (A-04- one bedroom unit).

(d) **Parking:** Per the redevelopment plan, the following is noted

Regulations	Requirement	Proposed
Dwelling Unit	1.1 space/ multifamily unit =1.1 x 159 = 174.9	
Non-Residential	3/1,000 sq. ft = 8,745 sq. ft. = 26.2	
	201 spaces	166 *

*see note (ii) , (iii) , (iv)



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(i) Applicant is proposing 166 spaces that will include 46 garage parking spaces and 120 surface parking spaces. The requirement per redevelopment plan is 201 spaces.

(ii) Per the recently passed and signed S-3223(P.L. 2021, c.171) State EV Model Ordinance, mixed use developments are required to provide at least 15% of the required spaces as make ready parking spaces. For this development that is to be 31 spaces (the fraction is rounded up). Further, per the ordinance an EV parking spaces shall count at least 2 parking spaces, not to exceed in total reduction of no more than 10 percent. The proposal includes 31 in garage parking spaces. Although this is noted in the plan, these spaces are not shown. **We question, how these spaces and the EV equipment is to be accommodated since there appears to be no space for EV mechanical equipment. This should be clarified.**

(ii) Are there any ADA accessible spaces that are EV spaces?

(iii) With the permitted reduction of 1 EV spaces to count as 2 regular spaces for upto 10% reduction in required number of spaces, this permits the required number of spaces to reduce to 181 spaces.

(iv) Per the redevelopment plan Section 2.3.3. shared parking arrangement is permitted, provided the redeveloper can demonstrate that the peak parking demand by each use shall not substantially overlap based on time of the day.

The applicant is proposing based on there traffic analysis an additional 13% reduction in required number of spaces based on their analysis of parking demands. We question, this reduction, based on the various WFH (work from home) requirements that are being offered by various companies. Considering if the residents are not leaving their spaces, would the similar ratio be offered, does the study take this into consideration?

(v) A minimum of 10% of surface parking area should be landscaped. Applicant should confirm this is being met.

(e) **Loading:** A minimum 12 ft x 40 ft. of off street loading space is required. None is provided. A variance is required.

(f) **Lighting:** The site plan indicates the mounting height of the freestanding light along the parking lot as 18 feet and the building mounted light at 12 feet high. We question the mounting height of the free standing light, since this does not comply with the second order street requirement, which permits mounting height of 12-15 feet.



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- (g) **Landscaping:** Per section 2.2.4, street trees shall be a minimum of 3-3.5" caliper and 14-16 ft in height, with limbs not lower than 7.5 feet in height. Further the street trees shall be planted 33 feet on center. Applicant should testify if this is complied with in the proposal. For the interior of the parking lot, applicant is proposing ornamental tree of 5-6 feet high. We question, the upkeep and maintenance of these trees, especially when around a surface parking lot. We recommend tree plantings be reviewed prior to installation by City Engineer.
- (h) **Bicycle parking and Storage:** Per section 2.3.9, a bicycle parking and storage area has to be provided in all residential buildings, no indication of this area is shown on either site plan or architectural plans. This should be provided.
- (i) **Building Design and Façade:** Per section 2.4.2, buildings should be richly detailed to create visually interesting façades. The front façade of a building should be considered the primary contributor to maintaining pedestrian interest activity. It is recommended that applicant submit a three dimensional renderings to visually depict the façade of the building. Further, testimony should be provided to discuss how the building façade design meets the design objectives of the redevelopment plan as provided in Section 2.4.1
- (j) **Parking Garage:** Per section 2.4.6, the parking façade should use a similar or complementary type and quality of materials as the non-parking portions of the building below or above. Additionally, large areas of blank, solid walls are prohibited. Testimony in relation to this section should be provided.
- (k) **Balconies and Balcony Projections:** Per section 2.4.8, applicant should provide details of balcony projection. The plan permits 3 feet encroachment on front façade and 8 feet on all other sides. Further, the plan states that *balconies may be used for multi-family dwellings buildings, but should be used sparingly to avoid high void-to-solid ratios, regardless of whether the balconies are indented (loggias) or cantilevered.* Applicant should confirm no balconies are proposed.
- (l) **Solid Waste and Recycling:** A trash chute on each floor along with a refuse and recycling room is shown on first floor. Details regarding sufficiency of this space and the total operations of removal of solid waste and recycling locations of the building should be provided. Applicant should confirm the company contracted for removed of trash and recycling from the site. A will serve / contract agreement shall be provided prior to issuance of CO.



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(m) **Signs:** The following is noted:

(i) Residential Sign: The redevelopment plan permits upto three canopy sign in lieu of wall sign, not to exceed 30 square feet. The proposal includes two (2) canopy signs, one along south building elevation and one along east elevation of 50 square feet each. A variance is noted.

A variance is also noted for internally illuminated halo back lit type of lighting proposed. Per the redevelopment external illumination is permitted. Applicant should further clarify the timing of the lights, the lit signs should be turned off between 10:00 pm to 7:00 am.

(ii) Commercial Sign: One canopy/wall sign per entrance , not to exceed 40 square feet in area shall be permitted. The plan currently shows five (5) retail signs, with only four (4) tenants. Applicant to confirm only one (1) sign per tenant to be proposed. Applicant is seeking waiver from sign area, however it is not clear if the proposed signs are to be less than 40 square feet. This should be clarified and confirmed.

Variance is required for internally illuminated halo lit signs proposed. Applicant should confirm the timing of the sign lighting.

(n) **Minimum Open Space:** The minimum open space within the Harbor Station South District shall be 15% of the net land area, not including roadways, the firehouse or the pump station. Applicant should discuss the total open space area in the proposed overall development.

(h) The Applicant shall be prepared to discuss any additional permits/approvals 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