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MEMO TO: City of Bayonne Planning Board

FROM: TRC Committee
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 Malvika Apte, PP/AICP Consulting City Planner
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 Alicia Losonczy, Board Secretary
 Tracey Tuohy, Zoning Officer
 Melissa Mathews, Business Administrator
 Joseph DeMarco, Esq. Redevelopment Counsel
 Suzanne Mack, PP, City Planner

DATE: March 17, 2021

RE: **EG USA, LLC**
TRC Meeting Report
Block 45 Lot 24
1049 Broadway
Bayonne, New Jersey
Our File: PBYP0045.02
TRC # 21-555

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

The following documents were reviewed:

- Application Form
- Site Plan (4 sheets) titled "proposed change in use", prepared by DAL Design Group, dated December 4, 2020
- Property Survey (1 sheet), prepared by Herbert G. Mc. Donald Associates, Inc.

1. Summary of Proposal

The applicant is proposing to convert the first floor residential of the existing three unit non-confirming building into a retail space. The site is located in UBD- Uptown Business District



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wherein ground floor commercial with residential above is permitted. With this proposal an existing non-conforming use is to be brought into compliance. The proposal does require bulk variance for parking.

2. TRC Committee recommendation

With this proposal applicant is proposing to convert the first floor studio apartment into a 565 square feet of commercial space. Façade changes to the front of the building are proposed. Applicant was recommended to review the front storefront window height in order to create a pedestrian friendly façade for a commercial storefront. Due to the internal grade change, applicant was going to revisit the requirement. The proposal requires a total of 3 parking spaces, 0 are proposed. **A variance is required.**

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