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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP   
Consulting City Planner

DATE: July 25, 2022

RE: Prologis, LP  
Preliminary and Final Major Site Plan  
**Planning Report # 1**  
Block 359 Lot 7  
148 East 5<sup>th</sup> Street  
Bayonne, New Jersey  
Our File: PBYP0359.09  
Application # P-22-010

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

1. Application Form; Statement of Application;
2. One (1) sheet of ALTA/NSPS Land Title Survey, prepared by Dynamic Survey, LLC dated October 19, 2021;
3. Fourteen (14) sheets of site plans, entitled "Preliminary and Final Major Site Plan and for Prologis, LP Proposed Warehouse Facility Improvements", prepared by PE of Dynamic Engineering, dated March 25, 2022;
4. Four sheets (4) of architectural plans entitled "Proposed Improvements for: Prologis Bayonne Building Project", prepared by Parette Somjen Architects, LLC, dated March 29, 2021.
5. One (1) sheet of Interim Parking Plan, prepared by Dynamic Engineering, dated August 30, 2021
6. One (1) copy of Environmental Impact Statement Prepared for: Prologis, LP prepared by Dynamic Engineering, dated March 2022.

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

### 1. Summary of Application

The applicant, Prologis, LP is seeking a preliminary and final major site plan related to the subject property, identified as Block 359, Lot 7 in the City Tax Maps. This property is a corner lot located

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southwest of the intersection of East 5<sup>th</sup> Street and Ingham Avenue. It is currently fully developed with two warehouse facilities, consisting of five (5) two-story buildings along with accessory parking. The proposal calls for the demolition of three of the buildings and the partial demolition of the other two, along with the removal of the existing parking. Once the demolition has occurred, the remaining buildings will continue to be used as warehouses and the remainder of the site repaved as parking areas for personal vehicle (88 spaces), semitruck, and tractor-trailer parking. A total floor area of 57,142 square feet is proposed to remain, of which 4,115 square feet is proposed to be office space (1,350 sq. ft. in the southern building and 2,765 sq. ft. in the northern building), and the remaining 53,027 square feet is to be warehouse use. This split of uses shall be confirmed during the hearing. The existing site entrances from East 5<sup>th</sup> Street and Ingham Avenue are proposed to remain.

2. **Use, Bulk, and Supplemental Zoning Review:**

- (a) **Use:** The subject property is located in the I-H Heavy Industrial, in which wholesale storage, distribution and trucking services are permitted uses by reference to the IL-A and IL-B Light Industrial Districts. The proposed warehouses are therefore permitted.
- (b) **Bulk Standards:** The following table notes the existing and proposed development’s compliance/non-compliance with the bulk requirements of the I-H Heavy Industrial District, found at §35-5.17 of the Planning and Development Regulations (PDR). ***The table demonstrates that three bulk variances are required: minimum rear yard setback, minimum single side yard setback, and maximum lot coverage.***

<b>Bulk Standards: I-H Heavy Industrial District</b>			
<b>Bulk Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
Min. Lot Area (acre / sq. ft.)	1 / 43,560	7.516 / 327,397	7.516 / 327,397
Maximum Building Height	None	N/A	N/A
Minimum Lot Fronting (ft.) <i>Per definitions of “Lot Line, Front” and “Lot Frontage” the lesser of two frontages on corner lot is the frontage. In this case, that is East 5<sup>th</sup> Street.</i>	125	146.21	146.21
Minimum Frontage Setback (ft.)	30	183.3	183.3
Minimum Rear Yard Setback (ft.) <i>Per definition of “Lot Line, Rear” the rear lot line is that opposite and most distant from front lot line. In this case, this is the southern property boundary.</i>	50	2.3	<b>2.3 (V)</b>
Minimum Single Side Yard Setback (ft.)	25	5.8	<b>6.2 (V)</b>



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<b>Bulk Standards: I-H Heavy Industrial District</b>			
<b>Bulk Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<i>Per definition of "Lot Line, Side" side lot lines are all lot lines other than the front and rear. In this case, these are the easterly and westerly property boundaries.</i>			
Minimum Combined Side Yard Setback (ft.)	50	63.4	63.8
Maximum Lot Coverage of Principal and Accessory Structures	80%	99.9%	<b>99.5% (V)</b>
<i>V-variance - n/a not applicable</i>			

(c) Parking Requirements:

- i. The table below indicates the parking requirements for the proposed development. Applicant should supply further information about projected employment for the site to confirm that the calculation below is the greater of the two requirements (per employee or per square foot). Using the square foot requirement, the proposed parking complies.

<b>Use</b>	<b>Requirement</b>	<b>Proposed</b>
Manufacturing, laboratory, warehousing establishments and truck terminals	1 space per 200 employees or 1,000 square feet, whichever is greater 53,027 sq. ft. x (1 / 1,000 sq. ft.) = 53.027 spaces	88 spaces
Office	1 space per 400 sq. ft. 4,115 sq. ft. x (1/400 sq. ft.) = 10.2875	
Electric Vehicle Charging Station or Make-Ready Stall	3 for non-residential parking lots providing 76 to 100 off-street spaces	3 stalls (counts as bonus)
<b>TOTAL</b>	63.3145 spaces = 64 spaces	91 spaces

(v)- variance

- ii. The development is required to comply with the State-mandated "Ordinance Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) & Make-Ready Parking Spaces." Per the Ordinance, the Applicant is required to provide three (3) Make-Ready or EVSE-installed spaces for this parking lot. The site plan indicates the required three spaces next to the southern building. This complies. Each of these stalls count as a bonus space for the parking count, yielding a total of 91 counted spaces.



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- (d) *Performance Standards:* Per §35-5.17. f.1, the use is subject to the performance standards at §35-5.27. Under that section, the owner or operator is required to provide a sworn affidavit attesting “that the use will be operated in accordance with performance standards set forth”, including standards related to noise, vibration, smoke, dust or solid particles, odors, glare, liquid wastes, and solid wastes. **Applicant shall provide testimony confirming they will comply with the performance standards laid forth in §35-5.27 and that they will provide an affidavit as required.** Additionally, it is noted that an Environmental Impact Statement has been submitted with the application. The Statement notes that in the opinion of the Statement preparer the proposed redevelopment is a benefit to the environment and the local community. **Testimony shall be provided indicating the environmental effects and benefits of the proposed project.**
- (e) *Fencing and Walls:* The site plan indicates numerous existing or proposed walls and fences, including an existing concrete wall along both East 5<sup>th</sup> Street and Ingham Avenue near their intersection, a proposed retaining wall and guardrail along the remainder of the Ingham Avenue frontage, proposed retaining walls along the southern property boundary (but not extending along its entire length), and a proposed guardrail following most of the western property boundary. Per §35-4.14.c, the locations of the fencing are permitted provided that those in any yard do not exceed 12 feet in height. The guardrails meets this requirement, however heights are not indicated for the existing or proposed walls. **All heights shall be confirmed and added to the site plans.**
- (f) *Parking Lot Screening:* Per §35-17.5.d, parking areas shall be screened from the street with material at least four feet (4’) in height and no taller than six feet (6’). Applicant must confirm the height of the retaining walls that appear to be providing screening of the parking areas.
- (g) *Storage Trailers:* Per §35-4.24 in heavy industrial zones trailers are not to be parked on premises for longer than 90 days. Trailers also must be legally registered, conveying materials related to the principal use, and mounted on a chassis with wheels. **Applicant shall confirm that trailers to be parked on site shall conform with these requirements.**
- (h) *Parking Lot Landscaping:* Per §35-17.5.d, all parking areas shall be attractively landscaped. No landscaping is proposed for the parking area. **The possibility of providing landscaping in islands should be discussed. If no landscaping is to be provided, a variance is required.**
- (i) *Loading:* Per §35-17.8, the larger of the two buildings proposed to remain on the property must have three (3) loading spaces, while the smaller of the buildings requires one (1) loading space. Per the site and architectural plans, the larger building has two loading docks and a drive-in door for trucks. The smaller building has one loading dock. **This complies.**



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- (j) *Signs*: No signs besides wayfinding and traffic circulation signs are identified on the site or architectural plans. Applicant shall confirm that no signs related to the warehouses are proposed at this time for this development.
- (k) *Trash/Recycling*: No dumpsters or outside storage of solid waste (trash and recycling) is indicated on the site plan. Applicant shall provide testimony regarding how solid waste will be stored, picked up, and transported off-site. Additionally, per §33-10.13.a, Applicant must demonstrate how and where separation of recyclable materials will take place in accordance with the Municipal Recycling Ordinance.

3. Design Standards:

- (a) *Parking Lot Landscaping*: Per §33-10.9.a.2, a minimum of 10% of any surface parking facility shall be landscaped and provide shade trees at the ratio of 1 tree for every 20 spaces. No landscaping is proposed for the parking lot. **A design waiver is required.**
- (b) *Curbing*: Per §33-10.9.a.4.(b), curbing shall be utilized to separate vehicular from non-vehicular areas. It is unclear from the site plans if curbing is proposed for separating the concrete sidewalks along the buildings from the parking areas. **This should be clarified during testimony and in the plans. If no curbing is proposed, the proposed wheel stops are not sufficient for this purpose and a design waiver would be required.**
- (c) *Channelized Access*: Per §33-10.9.a.4.(c), traffic to and from a parking area shall be channelized using raised strips or other suitable barriers. The site plans do not appear to provide such channelization at the access points for the site. It appears that painted striping is used instead. **We defer to the Board Engineer for further comment.**
- (d) *Loading Berth Dimensions*: Per §33-10.9.c.2.(a), loading berths must have 60 feet long by 10 feet wide with 14 feet of vertical clearance. The three exterior loading berths are all just 55 feet long. There should be enough room for an additional five feet of dedicated length for each loading berth. **This should be added to the site plan or a design waiver is required.**
- (e) *Lighting*:
  - i. The average illumination of the parking areas and pedestrian areas comply with the minimum average design illuminations at §33-10.10.a. The average illuminations of driveway entrances and loading areas are required to be 3 foot-candles and 5 foot-candles,



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respectively. Applicant shall provide testimony confirming the average illuminations of these areas, and add this information to the site plan sheet.

- ii. Per §33-10.10.b the maximum illumination at property lines shall not exceed one footcandle. In multiple locations, especially along the northwesterly property boundaries, this maximum is exceeded. **A design waiver is required.**
  - iii. The EWAS-W2 building-mounted lighting is proposed to be mounted at 20 feet on both buildings, including over the pedestrian sidewalks. Per §33-10.10.b, the maximum permitted height over pedestrian walkways is 12 feet. **We recommend Applicant revise the plans to mount the lights over the sidewalks at 12 feet or a design waiver will be required.**
- (f) *Street Trees:* Per §33-10.17.c.1, all development applications are required to provide street trees. No trees exist and none are proposed. The neighboring property to the west does have street trees along the East 5<sup>th</sup> Street frontage. We recommend the Applicant revise the plans to provide street trees along East 5<sup>th</sup> Street and Ingham Avenue.
- (g) *Industrial Design Standards:* Applicant should demonstrate how the site design meets the intent of §33-10.20, including the use of decorative fencing, landscaping, lighting, landscaped island at entrance, etc.
- (h) *Rooftop Equipment:* Applicant should clarify the location of any rooftop equipment being proposed and if said equipment would be sufficiently buffered.

Additionally, per recently adopted New Jersey Assembly Bill 3352, new warehouses of at least 100,000 square feet are to be solar ready, requiring at least 40% of the roof area calculated horizontally minus any skylights or mechanical areas, shall be reserved for solar panels. **Although it is understood this does not amount to 100,000 square feet, applicant should discuss the possibility of adding solar panels on the roof. Again, this is not a requirement considering the project is already built, it is only a recommendation if feasible.**

- (i) *Affordable Housing:* The development does not meet any of the exemptions from paying a nonresidential development fee listed under §33-14.4 of the Municipal Code. As such, a development fee will be required, per §33-14.2. Applicant should confirm compliance with this item.
- (i) We defer to the Board Engineer regarding drainage, storm water, traffic and other engineering issues related to the site.



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- (j) 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: Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator  
Richard N. Campisano, Esq., Board Attorney  
Robert J Russo, PE, PP, CME, City Engineer  
Tracey Tuohy, Zoning Officer  
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Chris J. Murphy, Esq. Applicant's Attorney