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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP
Consulting City Planner

DATE: July 9, 2021

RE: **Adam A Enterprise LLC**
Preliminary and Final Site Plan with Bulk Variances
Planning Report # 1
Block 24 Lot 2 & 3
1207-1211 John F Kennedy Blvd
Bayonne, New Jersey
Our File: PBYP0024.05
Application # P-21-007

As per your request, our office has reviewed the above referenced application. The following documents were reviewed for this application:

- Application Form, Development Application Checklist and Statement;
- Topographic Survey of property prepared by GB Engineering, LLC, dated November 10, 2020
- Five (5) sheets of Site Plan drawings entitled " New 42 unit Residential Building Block 24 Lot 2 & 3, dated December 21, 2020 and latest revised May 12, 2021
- Six (6) sheets of Architectural Plans prepared by Orestes Valela, AIA, PC December 21, 2020, latest revised February 3, 2021
- Two (2) sheets of site renderings no date

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

1. Summary of Application:

The applicant is seeking a preliminary and final site plan in order to construct a seven (7) story forty-two (42) units residential building. The subject site comprises of two lots identified as Block 24 Lot 2 and 3 in the City tax records. It is a corner lot located west of John F Kennedy Memorial Boulevard and West 54th Street intersection. The subject site is approximately 7,500 square feet with 75 feet frontage along JFK Memorial Boulevard and 100 feet frontage along W 54th Street.

This application proposes to consolidate the lots and to develop the property with seven story residential structures comprising of six (6) two bedroom units and thirty-six (36) one bedroom units. The residential units shall be located from third to seventh floor. The first two floors and one

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level of sub-surface is to contain parking for a total of 42 parking spots. These will be a mechanized parking system with two (2) non-mechanized ADA parking spots. Both of these spaces are also electric vehicle (EV) car charging station space.

The first/ ground floor shall contain and entrance lobby with elevator area, a trash/recycling rom and a bicycle storage rack. In addition the roof top shall contain solar panel array, landscaping planters and an 8 foot “promenade”.

2. Zoning and Bulk Variances:

(a) **Use:** The subject property is regulated by the 1207-1211 John F. Kennedy Boulevard Redevelopment Plan latest revised July 15, 2020. The only permitted principal use under the Redevelopment plan is a multifamily residential use consisting of studio, one-bedroom, and two-bedroom units. As the proposed development consists of a multifamily residential building with one-bedroom and two-bedroom units, the proposed use is permitted.

(b) **Bulk regulations:** The following table provides the conformance of the proposed development with the requirements of the Redevelopment Plan.

Bulk Standards: 1207-1211 John F. Kennedy Boulevard Redevelopment Plan		
	Requirements:	Proposed
Minimum Lot Area (sq. ft.)		7,500
Max. Building Height (sty/ft.)	7 sty/110 ft.	7/ 70 ft.
Min. Building Setback:		
From Street Lines	0	0
From Block 24 Lot 1	0 ft street level 3 ft upper level	0 3'1"
From Block 24 Lot 4	6	6
Density	42 units on site	42
Maximum Tract Coverage	95%	92
Min. Residential Floor Area		
One Bedroom	650	654
Two bedroom	800	805



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3. **Review:**

- (a) **Parking:** Per Section 2. D of the Redevelopment Plan, 1.0 parking space is required for every dwelling unit. With 42 units, a total of 42 parking spaces are required. The proposal includes 42 mechanized parking spaces and two (2) non-mechanized ADA spaces that are with an EV Charging station. This complies.
- (b) **Electric Vehicle Parking:** Per Section 2.D 1. e, one (1) electric vehicle parking space shall be provided for every 50 parking spaces. With 42 parking spaces, one electric vehicle charging space is required. The proposal contains two (2) electric vehicle car charging station spaces. This complies.
- (c) **Bicycle Parking:** Per the site plan, it appears that a total of 9 bicycle parking spaces are provided in the two-tier bicycle rack spaces located near stairwell. The Redevelopment Plan (Section 2.D 1b) requires a minimum 1 space for every 5 units. With 42 units, this would require 9 spaces. This complies.
- (d) **Garage Door:** Applicant should confirm the type of garage door. Per Redevelopment Plan, no shutter doors are permitted. This should be confirmed.
- (e) Per the redevelopment plan, the sidewalk along the entrance to the garage shall be treated in different materials so as to warn the pedestrian traffic. Applicant should discuss if any change in paving material is proposed. Further, applicant should discuss if any other warning measures are to be proposed.
- (f) **Open Space/Recreation Facilities:** Per the redevelopment plan a minimum of 20% of redevelopment area shall consist of open space and recreational facility. The proposal includes a roof top terrace with landscape planters and 8 feet promenade. Applicant should discuss details regarding the promenade. Applicant should provide testimony if this area is to be accessed by residents for passive recreation, additionally, details on seating and other such details should be provided. Per the plan this area is approximately 35% of the redevelopment area. This should be confirmed with area provided in square foot.
- (g) **Fencing:** The site plans do not indicate any fencing. Applicant shall confirm during testimony that no fencing is proposed specifically for property line adjacent to Block 24 Lot 1 where the 6 foot landscaped area is proposed.



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- (h) **Streetscape Design:** Applicant shall provide testimony indicating how the proposed streetscape design is attractive and uniform.
- (i) **Maximum Illumination:** Per Redevelopment Plan Section 2.5.E.4, a maximum illumination of 0.5 foot-candles is permitted along the side and rear yards. Applicant should discuss the type of illumination along adjacent property Lot 1 Block 24.
- (j) **Refuse/Recycling Room:** A trash chute with a trash room on first floor is proposed. Additionally a separate recycling room is proposed on each floor. Applicant should discuss the operations of removing recycling from each floor and bringing it to the first floor.
- (k) **Security Provisions:** Applicant shall discuss the entrance security provisions being provided for this project. This includes how access to the garage will be controlled.
- (l) **Signs:** The proposal includes two wall signs one along each frontage and a garage sign above the garage entrance. One sign per street facing façade is permitted to be no greater than 30 square feet. One sign per frontage is proposed. The total sign area is proposed to be 32 square feet. **A deviation is noted for each sign area. Applicant should consider reducing the area to comply.**

Additionally, a garage sign is noted requiring a deviation for number of signs. Applicant should provide details if these signs are to be internally or externally illuminated.

No details on temporary signage is provided. It is to be noted that when such signs are to be proposed a zoning permit shall be requested for placing of temporary “for rent” sign.

- (m) **LEED Rating:** While not required to actually obtain LEED certification, Applicant shall provide testimony as to how the project would meet requirements to obtain the LEED Silver rating.

Additionally 35% of the roof top shall be devoted to combination of sustainable features such as solar panels, green roofs and or container plantings. Applicant is proposing a 2,256 SF solar panel array and container plantings. Applicant should confirm via testimony this meets the 35% requirement.



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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