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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP  
Consulting City Planner *MAA*

DATE: November 29, 2021

RE: 7 Lower Hook Road, LLC  
Preliminary & Final Major Site Plan  
Planning Report # 1  
Block 479 Lot 1  
7 Lower Hook Road  
Bayonne, New Jersey  
Our File: PBYP0479.01  
Application # P-21-021

As per your request, we have reviewed the aforementioned referenced application for preliminary & final major site plan approval.

The following documents were reviewed for this application:

- Application form, Development Application Checklist and Statement
- One (1) sheet titled "ALTA/NSPS Land Title Survey Lot 1, Block 479, prepared by Gallas Surveying Group, dated August 7, 2019.
- Eight (8) sheets of Engineering Plans titled "7 Lower Hook Road", prepared by SR3 Engineers, dated 11/8/ 2021.
- Two Sheets (2) of Architectural Plans titled " PDQ Plastics Block 479 Lot 1", prepared by Pratt Design Studio, LLC dated July 26, 2021
- One (1) copy of Photo Exhibit – 7 lower Hook Road, prepared by SR3 Engineers, dated July 6, 2021
- One (1) copy of report titled "Stormwater Drainage Report", prepared by SR3 Engineers dated July 6, 2021
- One (1) copy of report titled "Traffic Impact Study", prepared by Dolan and Dean Consulting Engineers, LLC dated November 2, 2021

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



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### 1. Summary of Application

The applicant, 7 Lower Hook Road, LLC is seeking a preliminary and final major site plan approval to develop the property with a warehouse facility. The applicant proposes to develop the property with a 70,350 square foot warehouse building, including 1,689 square feet of accessory office space. The site is also to be developed with fourteen (14) surface parking spaces.

The subject site identified as Block 479 Lot 1 is located on 7 lower hook road. The site is approximately 1.04 acres. The site is a decommissioned industrial site formerly operated by PDQ Plastics, Inc., which manufactured durable plastic pallets and began operations on the site in approximately 1969. The physical condition of the site today consists of vacant and abandoned industrial buildings and grounds.



Aerial view of subject site.  
Source: Google Maps 2018



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2. Zoning and Bulk Variances:

(a) Use:

The subject site is regulated by Redevelopment Plan Block 479 Lot 1, dated February 9, 2021. The plan permits warehouse transload facility. This is a permitted use. The proposal includes railroad tracks to be proposed along the eastern portion of the site. Applicant should provide a testimony on operations and transfer of goods.

(b) Bulk Standards:

The following table notes the proposed development's compliance/non-compliance with Redevelopment Plan's zoning regulations:

Bulk Standards: Redevelopment Plan Block 479 Lot 1			
Design Standards	Requirements	Existing	Proposed
Minimum Lot Area (ac.)	1	2.29	2.29
Minimum Building Setback			
Block 478 Lot 2 (ft.)	5	0.1	16.7
Any other lot line (ft.)	10	0.1	<b>9.7 (V)</b>
Maximum Building Height (ft.)	80	<80	40
Maximum Building Coverage	75	47.9	70.7
Maximum Lot Coverage	90	93.9 (V)	95.4 *

(V)- Variance

1. Impervious Coverage: Permitted maximum impervious coverage is 90%. Based on the site plan, we calculate this to 95.4%, the site plan indicates the coverage is 86.9%. With the proposed 70,350 square feet building, a railroad track, a truck staging area, a drive in ramp and fourteen (14) parking spaces, we recommend calculation should be provided to determine compliance.

(c) Parking Standards:

Design Standards	Requirement	Proposed
Minimum Off-Street Parking - Warehousing	1.0 space per 5,000sq. ft. = 13.7 = 14	
Minimum off street parking-office	1/ 200 sq. ft. = 5.63 = 6	



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Design Standards	Requirement	Proposed
Total	20	<b>14(V)</b>
Minimum Parking Space Dimensions Standard Space	8.5 ft. /18 ft.	9 ft. x 18 ft.
Minimum Drive Aisle Width (ft.)	22 (two way)	25
Minimum Bicycle Parking	1 sp/ 50 = NA	Not provided
Minimum EV Parking spaces	1 sp/ 30 parking space = NA	Not provided

*NA not applicable V variance*

- i. Electric Vehicle Space: Per the recently passed and signed S-3223 (P.L. 2021, c.171), municipalities are required to follow a model ordinance (“An Ordinance Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) & Make-Ready Parking Spaces”) for electric vehicle Make-Ready and Electric-Vehicle Supply/Service Equipment (EVSE) parking spaces. Section D.2 of this ordinance provides that as a condition of preliminary site plan approval, each application involving a parking lot shall install at least one Make Ready parking space if there will be 50 or fewer off street parking spaces. Although not applicable per redevelopment plan, we recommend one (1) space be provided.
- ii. It should be confirmed that loading and parking lot shall be graded and paved with bituminous concrete and shall be adequately drained.

3. Additional Comments:

- (a) Loading: Per the Redevelopment plan, a total of three (3) loading bays are required for the proposed facility. The proposal includes six (6) interior dock bay. The length of this bay is 60 feet. Further loading berths are required to 10 feet high and 14 feet high. **Per the elevation, the height of the loading dock appears to be 12 feet. This should be confirmed and either a variance must be sought or height be increased by 2 feet. Width of each loading dock should be confirmed.**
- (b) Open Space: A minimum of 10% of the Redevelopment area shall consist of open space or green sustainable features. This amounts to 9,975.2 square feet. The architectural plan indicates a 7,000 square feet green roof, roof solar ready. No details of the green roof are provided. **Applicant should provide details and show compliance to the section. Per the current calculation, this does not meet the 10% requirement.**



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- (c) Lighting: Lighting plan provides an average of 2.5 foot-candle illuminance along parking area and 3.7 foot-candle along driveway entrance. This complies. **We question, the one (1) freestanding light proposed to the rear of the proposed building adjacent to the parking area. We recommend this light to be building mounted to not block the parking space.**
- (d) Signage: No signs are shown. Applicant should confirm no signage is proposed at this time.
- (e) Landscaping:
  - (i) A note stating “any landscaping which is not resistant to the environment or dies within two (2) years of planting shall be replaced by the Redeveloper” should be added to the landscaping plan.
  - (ii) Details on the proposed green roof design and type of planting must be provided.
- (f) Trash and Recycling: Details on trash and recycling operations of the site should be provided.
- (g) Fencing: Per redevelopment plan, fencing along street line shall not exceed 4 feet. The proposed fencing is 8 feet. **A variance is required.** It appears essentially, an 8-foot fencing is proposed all along the site, with two gates proposed along the two street frontage to access the site. We further question how the truck turning on the site is to occur with the fencing and the gate. The
- (h) Sidewalks: Per Redevelopment plan, sidewalks of not less than 4 feet shall be required along all street frontage. None is proposed. **A waiver is noted.**
- (i) Affordable Housing: The applicant should provide a statement regarding compliance with the City’s Fair Share ordinance.
- (j) Applicant should clarify where the mechanical equipment serving the building shall be located on the roof. The screening of the proposed mechanical equipment should be provided.
- (k) We defer to the Board Engineer regarding drainage, storm water and other engineering issues related to the site.
- (l) The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.



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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