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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP   
Consulting City Planner

DATE: February 25, 2022

RE: Bayonne Luxury Waterwalk, LLC  
Minor Subdivision  
Preliminary and Final Major Site  
Plan Planning Report # 2  
Block 300.01 Lots 1 and 6  
219 W 5<sup>th</sup> Street  
Bayonne, New Jersey  
Our File: PBYP0301.05  
Application # P-21-020

Applicant has submitted revised plans in reference to the above noted application:

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

1. Response Letter to CME Planning Report dated November 29, 2021, prepared by Mathew Posada, Esq. dated February 9, 2022
2. Fifteen (15) sheets Site Plans entitled, "*Preliminary/Final Major Site Plan, 211-219 West 5<sup>th</sup> Street, Block 301.01 Lots 1 & 6*", prepared by A. Tamous, PE, Bohler Engineering, LLC, dated March 24, 2021 and latest revised June January 24, 2022 ( *\* it is assumed the year is 2022; this should be corrected*)
3. One (1) sheet of Alta/NSPS Land Title Survey, " prepared by Control Point Associates, Inc., latest revised December 22, 2021
4. Fourteen (14) sheets of architectural plans entitled, "*180 Unit Residential Building 219 West 5<sup>TH</sup> Street*", prepared by CPA Architecture dated March 19, 2021 and latest revised December 22, 2021
5. One (1) sheet entitled "Drainage Pipe Shoring and Excavation Concept, prepared by JT Engineering, no date.
6. Report entitled "Structural Review of Existing Utility-Bayonne Luxury Waterwalk", prepared by Dynamic Traffic, dated January 31, 2022



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7. Report entitled, “*Stormwater Management Report prepared for Bayonne Luxury Waterwalk, LLC*”, prepared by Bohler Engineering, LLC, dated March 2021 and latest revised June 2021

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

1. Summary of Application (*this comment is reiterated as proposal remains the same*)

The applicant, Bayview Luxury Waterwalk, LLC is seeking a preliminary and final major site plan and minor subdivision to develop the aforementioned properties into a six (6) story with a mezzanine floor multi-family residential dwelling consisting of 180 residential units.

The property identified as Block 300.01 Lot 1 and 6 in the City tax records is located at the end of West 5<sup>th</sup> Street. The site has approximately 88 feet frontage on West 5<sup>th</sup> Street ( Lot 6) and approximately 100 feet ( Lot 1). The site has approximately 150 feet waterfront frontage.

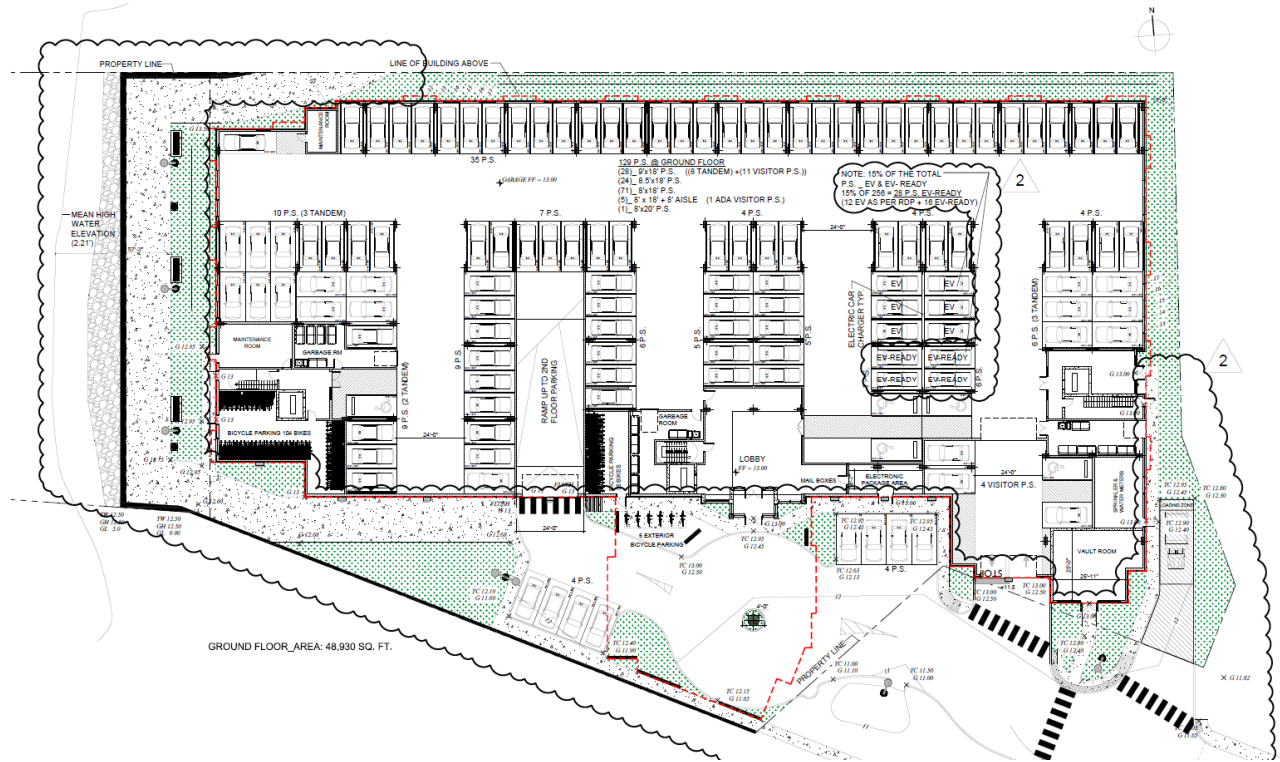
With this proposal applicant is seeking to consolidate the two lots by deed and propose to develop the property with a six story residential building with two levels of parking comprising of 248 parking spaces and 180 units. The units comprise of fourteen (14) studio units, one hundred and eleven (111) one bedroom units and fifty five (55) two bedroom units. The residential units are located on third to sixth story including forty nine (49) duplex units.

Additional site improvements include a roundabout, along with eight (8) public parking spaces and a public walkway along the waterfront, connecting to the recently approved Bayview Development.



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Site Plan  
 Source: CPA Architecture

2. Zoning and Bulk Variances:

(a) Use:

The site is regulated by the City of Bayonne's Redevelopment plan Block 301.01 Lots 1 & 6, dated August 11, 2020. The Redevelopment Plan permits multifamily residential dwellings, the proposed use is permitted.



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(b) Bulk Standards:

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

Bulk Standards: Bayview Redevelopment Plan		
Design Standards	Requirements	Proposed
Maximum Building Height	12 sty/ 135 feet	7/ 70
Minimum Building Step back	10 feet above the 7 <sup>th</sup> story	
Minimum Building Setback (ft.)		
West 5 <sup>th</sup> Street	0	0
Block 333.03 Lot 2	3	5.2
Block 300.01 Lots 1 & 3	6	8.4
From any other lot line	6	>6
From the Waterfront	50	50.4
Maximum Building Coverage (%)	70	62.71
Maximum Tract Coverage (%)	90	83.27
Maximum Residential Unit Count	180	180

\*Minimum sidewalk 12 feet      \*\* Bonus density

- Per Redevelopment Plan, from Block 333.03 Lot 2, a minimum setback of 3 feet is permitted provided an emergency access roadway that lies underneath a pile supported elevated building with sufficient clearance to allow the passage of emergency vehicles. Applicant should verify that this condition is met. ***Per the revised letter submitted, applicant has clarified that the proposed Porte Cochere is two stories in height and provide a sufficient clearance to allow the passage of emergency vehicles. This is satisfactory.***

(c) Residential Standards: The following is noted:

- Per the redevelopment plan minimum residential floor area, shall be 550 square feet for studio units, 725 square feet for one bedroom unit and 930 square feet for two bedroom unit. The proposed unit sizes comply. ***No further comment required.***



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2. Per the redevelopment plan, no more than 70% of units shall have the same number of bedrooms per building and no more than 10% of units shall be studio apartments. With the proposed development, 7.78% are studio ( 14 units); 61.66% are one bedroom ( 111 units); 30.56% are two bedroom (55 units). This complies. **No changes to the bedroom distribution is noted. No further comment required.**

3. Per the redevelopment plan, 60% residential units with waterfront view shall be required to provide individual balconies. **Applicant has confirmed that in the overall development more than 60% of units have balcony. Further our review notes, that almost all units facing the waterfront do have a balcony. This is satisfactory.**

4. Per the redevelopment plan, 40% of residential units within the development shall be required to provide individual storage. 72 individual storage spaces are provided on first floor. This complies. **No further comment required.**

(d) Parking Standards:

Design Standards	Requirement	Proposed
Residential Unit	1.3 space/ du = 234	
Public Open space parking requirement	12 spaces	
Total	246	256
Min. Electric Vehicle Spaces (EV)	1 EV/ 30 spaces = 9 spaces	12
Max. Compact Parking Spaces	25% off street parking spaces	3.27%
Min. Bicycle Parking spaces	0.5 spaces/unit = 90 spaces	145

i. Electric Vehicle Spaces: Per the site plan, applicant is noting this as 12 EV spaces and 16 EV Ready parking spaces. This corresponds to the two requirement as follows:

- **Per the redevelopment plan 1 EV space/30 regular spaces is required. For the total required spaces, nine (9) EV spaces are required. Applicant has proposed 12 EV spaces. This complies.**
- **Per the recently approved State EV mandate, 15% of the required spaces are to be EV or EV ready spaces, these amounts to 37 spaces. Further, the ordinance permits only 1/3 of the required spaces to be EV spaces**



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**and the rest to be make ready spaces, this amounts to 12 to be installed as EV spaces. Applicant is proposing a total of 28 spaces, 12 EV spaces and 16 make ready. This does not comply with a total requirement. Compliance with state regulation is required.**

- ii. Shuttle Services: Per Redevelopment Plan, an operating shuttle service is required to be provided throughout the redevelopment area upon issuance of temporary certificate of occupancy for the first 100 units. Applicant should testify that this requirement is to be met. ***This comment remains.***
- iii. Per RSIS standards, the proposed development would require 426 spaces. A deviation is required. ***A waiver is being requested.***
- iv. Per the Redevelopment Plan, traffic analysis should address pedestrian circulation throughout the site, emergency vehicular access, the need for pedestrian safety at vehicular and pedestrian conflict areas, and the adequacy of parking and loading. These are not noted in the traffic analysis, this should be provided. ***This comment remains.***
- v. Per redevelopment plan, tandem spaces are permitted but only for two bedroom dwelling units. The proposed development contains 8 tandem spaces. Applicant should confirm these shall only be assigned to two bedroom units. ***This comment remains.***

3. Additional Comments:

- (a) Building Design: ***This comment is reiterated, as applicant is to provide testimony.*** Detailed testimony regarding the building design and its compliance with redevelopment plan should be provided. This should include the type of building materials proposed along the façade. All building façade shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations. Applicant should discuss the building facade along the waterfront including balconies proposed for residential units. Applicant should discuss the thematic consistency of the buildings within the redevelopment area.

Additionally, per Redevelopment Plan, all mechanical equipment on top of the roof should be concealed or integrated within the roof form. Details of this should be provided.



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(b) Open Space: A minimum of 20% is required to be open space and/ or recreation facilities. ***Per the revised map, this is noted to 27.5% of open space proposed. This complies.***

(c) Sustainable and Green Features: ***This comment is reiterated, as applicant is to provide testimony.*** Per Redevelopment plan, the applicant shall demonstrate that the project would meet requirements in order to achieve LEED Silver rating or greater. Testimony regarding the same should be provided. No LEED certification is required.

Additionally, a minimum 30% of aggregate roof area shall be devoted to green roof. This is shown on the architectural plans, however no details of the green roof and its plantings are provided. This is required to be provided and should be revised and approved by Board Planner and Board Engineer.

(d) Lighting: Per Redevelopment Plan, maximum illumination of 0.5 foot-candles is permitted along side and rear yards and 3.0 feet along street frontage. This complies. ***No further comment required.***

(e) Signage: Per the Redevelopment Plan, one wall signage of maximum 30 square feet is permitted. The proposed sign along the front entrance is proposed to be 28.7 square feet. This complies. Applicant is also proposing three (3) temporary banner signs along the three facades of the development for maximum period of 6 month and not to exceed 5% of the area of the façade. This complies.

(f) Landscaping:

(i) Details on green roof plantings should be provided. ***Details provided on Sheet C-704 and C-705. This is satisfactory.***

(ii) Revise the plans to provide general planting notes, to include, but not limited, to watering, handling, quality, etc., for further review. ***This is provided. This is satisfactory.***

(iii) Revise the plans to provide additional details regarding proposed structural soil, to prevent confusion during construction. ***To be provided as part of final approval.***

(iv) Revise the plans to provide the proposed tree grate detail, to prevent confusion during construction. ***Detail of the new unit has been provided. This is satisfactory.***



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- (i) Trash and Recycling: ***This comment is reiterated, as applicant is to provide testimony.*** A detailed testimony regarding the operations and trash pick-up along with truck turning diagrams should be provided. The trash and operations manual must include the estimate amount of trash, a recycling separation procedure and other details.
- (j) Affordable Housing: ***This comment is reiterated, as applicant is to provide testimony.*** Affordable housing obligations shall be established in the Redevelopment Agreement. Testimony regarding the same should be provided.
- (k) Snow removal operations: ***This comment is reiterated, as applicant is to provide testimony.*** Applicant should discuss the snow removal procedures for the development. This should include the location where the snow shall be stored.
- (l) Waterfront Walkway: ***This comment is reiterated, as applicant is to provide testimony.*** Per Redevelopment plan, Waterfront Walkway shall be designed and constructed in accordance with NJDEP Hudson River Waterfront Walkway. We defer to the Board Engineer to determine if this complies.

The walkway includes a 16 feet wide walkway. The applicant should discuss if a 30 feet wide easement to provide public access is proposed. Additionally, maintenance and cleanup of this walkway is the responsibility of the redeveloper.

- (m) We defer to the Board Engineer regarding drainage, storm water, traffic and other engineering issues related to the site.
- (n) 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  
Andrew W. Raichle, PE, Consulting Engineer  
Suzanne Mack PP, AICP, City Planner  
Mathew Posada, Esq. Applicant's Attorney