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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP   
Consulting City Planner

DATE: July 6, 2022

RE: Woodmont Bayonne Phase 2 Urban Renewal, LLC  
Preliminary and Final Major Site Plan  
Planning Report # 1  
Block 37 Lot 1  
West 53<sup>rd</sup> Street  
Bayonne, New Jersey  
Our File: PBYP0037.01  
Application # P-21-023

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

1. Preliminary and Final Site Plan, and Variance Application Forms and supporting documents and checklists.
2. Fourteen (14) sheets of site plans entitled "Preliminary and Final Site Plan Woodmont Bay Club Phase 2" prepared by Bertin Engineering, dated June 22, 2021 and latest revised June 31, 2022
3. Three (3) sheets of architectural floor plans prepared by Sonnenfeld and Trocchia Architects, dated June 22, 2021
4. Three (3) sheets of architectural elevations and 3D rendering prepared by Sonnenfeld and Trocchia Architects, dated December 20, 2021
5. One (1) copy of Environmental Impact Statement prepared by Bertin Engineering dated December 8, 2021
6. One (1) copy of Stormwater Drainage analysis prepared by Bertin Engineering dated January 24, 2022
7. One (1) copy of Stormwater Operation and Maintenance Manual prepared by Bertine Engineering dated January 24, 2022.
8. One (1) copy of Traffic Impact Study, prepared by Bertin Engineering dated June 22, 2021

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

1. Summary of Application



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The applicant, Woodmont Phase 2 Urban Renewal, LLC is seeking a preliminary and final site plan to develop the phase 2 of the Woodmont Project. The proposal is to develop the site with a four story multifamily building comprising of 85 units. The units shall comprise of 37 one bedroom units and 48 two-bedroom units. The proposal further includes 130 surface parking spaces including 5 compact parking spaces and 8 garage parking spaces. Access to the site shall be provided by two driveways one along West 53<sup>rd</sup> Street and one along West 52<sup>nd</sup> Street.

The site identified as Block 37 Lot 1 is located in the north western portion of the City, just west of John F Kennedy Boulevard. The site has approximately 466 ft frontage on West 52<sup>nd</sup> Street, and approximately 350 feet along West 53<sup>rd</sup> Street. The property is the former Bayer site and is currently undergoing remediation. Applicant should clarify the current status of the site. The rear of site is adjacent to Hackensack Riverwalk. The entire site is subject to the Amended Scattered Site Redevelopment Plan Bayer Property Block 37 Lot 1 – Woodmont Phase II, latest revised May 14, 2019.



Aerial View of the Site; boundary of site is not to scale and is only noted to identify the site  
Source: ESRI NJ Geoweb



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2. Zoning and Bulk Variances:

- (a) Use: Per the redevelopment plan, multi family dwellings are permitted. The proposed use is permitted.
- (b) Bulk Standards: The following is noted:

<b>Bulk Standards: Amended Bayer Site Redevelopment Plan</b>		
<b>Design Standards</b>	<b>Requirements</b>	<b>Proposed</b>
Minimum Area (square feet)	1,000 square feet per unit = 85,000 square foot	133,592
Minimum Lot Frontage (ft.)	75	717.96
Minimum Lot Width (ft.)	none	
Minimum Front Yard		
52 <sup>nd</sup> Street (ft.)	0	5
53 <sup>rd</sup> Street (ft.)	0	3.67
Minimum Rear Yard		
Residential Building ( ft)	20	230
Garage/Accessory Structure (ft.)	3	14
Minimum Side Yard		
Residential Building (ft.)	none	3.6
Garage/Accessory Structure (ft.)	3	16
Max. Building Height		
Residential Height (Sty/ft.)	4 sty/50	4/47.33
w/Rooftop Mechanical (ft.)	+20	57
Garage/Accessory Structure (sty/ft.)	2 sty/20	1/17
Max. Floor Area Ratio	1.5	0.82

(c) Parking and Loading Standards: The following is noted:

1. Off-Street Parking (Entire Area): The table below identifies the off-street parking requirements for the project.

<b>Design Standards</b>	<b>Requirement</b>	<b>Proposed</b>
Residential Units		
One-bedroom	1.0 sp/unit = 37	
Two-bedroom	1.25/unit = 60	
TOTAL	97	130 *



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The proposal includes 130 parking spaces, which includes five (5) spaces that are compact 8 x16 feet. The proposal also includes 8 garage spaces. This is in tandem to 8 surface spaces. Applicant should discuss the distribution of these parking spaces. It is our recommendation that these should be assigned to two bedroom units.

2. Per the redevelopment plan, the following is noted:
  - (a) A parking lot shall be provided between 52<sup>nd</sup> and 53<sup>rd</sup> Street. The proposed plans complies.
  - (b) Parking is permitted as surface parking in an at grade parking lot or structured parking. This complies.
  - (c) Parking shall be provided on site or in an at grade lot which will provide a buffer between the project and residential neighborhoods. Parking is proposed along the neighboring residential lots. This does not comply. Applicant should discuss how the intent of the plan is met with the proposed location of surface parking spaces.
  - (d) At grade parking lots shall have decorative fencing. This complies.
  - (e) At grade parking lots shall have signage prohibiting through traffic. Applicant should identify the signage on site.
3. Curbing: Per section 35-17.5 a, curb cut shall not exceed 10 feet. The proposed curb cut is 44 feet. A variance is required.
4. Loading Spaces: Per 33-10.9 (d), two (2) loading births are required. None are provided. Applicant should discuss the move in/move out process for the units.
5. Bicycle Parking: Applicant should confirm if any provision of bicycle parking space is provided.
6. Electric Vehicle Parking Spaces: 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 for any multi-family or mixed use development with five or more dwelling units. Section D.1 of this ordinance provides that 15% of required off-street parking spaces in a multi-family or mixed-use development be prepared as Make-Ready spaces. Since 130 parking spaces are being proposed a total of 20 Make-Ready spaces are required. Applicant should confirm 20 EV spaces shall be proposed. Section D.1.a requires that one-third of Make-Ready spaces must be supplied with EVSE prior to occupancy. Per the notes,



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7 parking spaces shall be installed during initial construction, followed that the other 13 spaces shall be make ready but must be equipped with EVSE within six years of the CO being issued.

3. Additional Comments:

(a) General Requirements:

- (i) New residential dwellings must be oriented toward public streets and shall not face parking areas. The proposed building are located to the rear of the site at the end of the 53<sup>RD</sup> and 52<sup>nd</sup> Street. The proposed building forms and L shape and the parking is between the building. It appears the intent is met, however a portion of parking is still along road frontage. Applicant should discuss how the proposal is meeting the intent of the plan.
- (ii) Multifamily dwellings and low rise apartment buildings are allowed. 25% of the area shall be a park. This condition was satisfied site wide in Phase 1 which is in the Hi Hat Redevelopment Plan Block 32 Lot 21.01. The proposed building is 4 story, and as stated in the redevelopment plan, the condition for park has been satisfied. We however, suggest that applicant consider adding a path connecting to the Hackensack Riverwalk path. Further, per section 1.3.2., h, provide an easement for the existing walkway and adjacent environmentally sensitive areas at the south west corner of the property to serve as public park. Status of compliance with this condition should be discussed.
- (iii) Applicant should further discuss what other amenities are provided on Phase II of this project. Would amenities that currently exist in Phase I be shared with this project?
- (iv) A pocket park should be provided at the top of the bluff at the west end of West 53<sup>rd</sup> Street. Applicant should confirm this has been provided at the end of 53<sup>rd</sup> street.
- (v) The land below the bluff is wetlands and should be dedicated to the City for parks and open space. Applicant should clarify if this is proposed and the status of dedication should be provided.
- (vi) If the height of multiple story dwellings exceeds 4 stories a stepped back top floor must be provided. The proposed building is 4 story.
- (vii) West 52<sup>nd</sup> Street must be repaved. The status of this condition should be discussed.



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(b) Lighting: The following is noted:

1. Per **§33-10.10**, minimum average illumination for parking areas should be 2 footcandles and pedestrian area should be 1.5 footcandles. The average illumination level proposed is 2.6 footcandle. A deviation is noted.
2. The proposed lighting pole height should be confirmed. The permitted height is 20 feet.
3. Applicant should provide which lighting shall remain on for security purposes.

(c) Street Trees: No street trees are proposed along West 53<sup>rd</sup> Street. This should be discussed.

(d) Building Design: Detailed testimony regarding the building design and its compliance with the neighborhood and phase 1 building. 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 void-to-solid (window-to-wall) variation in the building façade. Applicant should discuss the thematic consistency of the buildings within the redevelopment area.

(e) Floor Plans: Detailed floor plan layout must be provided, including the type of use anticipated in amenity space.

(f) Signs: Since Redevelopment plan is mute on permitted signage, section 35.25 from the ordinance shall be applicable. In commercial zones, the ordinance permits one (1) freestanding sign of 80 square feet not to exceed 30 feet in height and not closer than 50 feet from right of way. The proposed development proposed two (2) freestanding sign, of 60 square feet each and 5 feet high setback 5 feet from the ROW. We defer to Board to discuss approval of the proposed signage.

(g) Security Features: Applicant shall provide testimony regarding any proposed security features for the residential buildings.

(h) Trash and Recycling: A detailed testimony regarding the operations and trash pick-up along with truck turning diagrams should be provided. A trash and operations manual should be provided that includes the estimate amount of trash, a recycling separation procedure and other details.

(i) Snow removal operations: Applicant should discuss the snow removal procedures for the development. This should include the location where the snow shall be stored.

(j) We defer to the Board Engineer regarding drainage, storm water, traffic and other engineering issues related to the site.



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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  
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