



MEMORANDUM

Clarke Caton Hintz
Architecture
Planning
Landscape Architecture

100 Barrack Street
Trenton NJ 08608
clarkecatonhintz.com
Tel: 609 883 8383
Fax: 609 883 4044

To: City of Bayonne Zoning Board of Adjustment

From: TRC Committee
James Clavelli, PP, AICP
Robert Russo, PE, City Engineer's Office
Richard N. Campisano, Esq., Board Attorney
Alicia Losonczy, Land Use Administrator
Tracey Tuohy, Zoning Officer
Suzanne Mack, PP, AICP, CTP, FITE, AHP, Bayonne City Planner
Joseph Skillender Jr., Esq., Director of the Department of Planning, Zoning, and Development

Re: 5 Meadow Construction, LLC
Preliminary and Final Site Plan, "-d(4)" FAR Variance, Bulk Variances
TRC 23-640 Meeting Report
Block 460, Lots 1 & 2
1-3 and 5 Meadow Street
TDO, Transit Development Overlay District

Date: June 21, 2023

1. TRC MEETING DESCRIPTION

1.1. Meeting Information. The applicant, 5 Meadow Construction, LLC, and their professionals met with the Technical Review Committee on Wednesday, May 17 at 9:00 AM in a virtual meeting utilizing Microsoft Teams. The application number is TRC-23-640.

1.2. Attendees. In addition to the members of the TRC in attendance, the following representatives of the applicant were present:

- Pankaj Savaliya, Owner
- Shaun Gupta, Owner
- Donald M. Pepe, Esq., Applicant's Attorney
- Ahmed A. Emara, RA, Applicant's Architect
- Min Kil, RA, Applicant's Architect
- Edwin Reimon, PE, CME, Applicant's Engineer

John Hatch, FAIA
George Hibbs, AIA
Brian Slaugh, AICP
Michael Sullivan, AICP
Michael Hanrahan, AIA
Mary Beth Lonergan, AICP



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- 1.3. **Materials Reviewed.** The following documents were submitted prior to the meeting and reviewed by the TRC:
- *Technical Review Request Form*, dated April 14, 2023.
 - *5 Meadow East Concept Plans (Civil and Architectural Plans)*, 15 sheets, prepared by Min Kil, RA, Hampton Hill Architecture, dated December 23, 2022.
 - *Existing Conditions Map 1-3 and 5 Meadow Street, City of Bayonne, Hudson County, New Jersey, Tax Map Lots 1 and 2 Block 460*, 1 sheet, prepared by John G. Diaz, PLS, Diaz Land Surveying, LLC, dated October 5, 2015.
 - *Drainage and Utility Plan*, 2 sheets, prepared by Edwin A. Reimon, PE, CME, dated August 8, 2017, revised to February 7, 2023.
 - *Site Photos*, undated.
- 1.4. **Interpretation of Proposed Use:** This application was previously submitted to the Planning Board and approved, though the project has changed since the original submission. In the previous application and subsequent approval, the use was considered to be a major mixed use residential development (MXRD). While the proposed use should have fallen under the category of apartment house, as there is no commercial component that would indicate that the use fits the MXRD use, it was reviewed and approved by the Planning Board as an MXRD. The City will review this project as an MXRD rather than as an apartment house.
- 1.5. **Project Summary:** The applicant submitted a site plan and architectural drawings for review by the Technical Review Committee. The applicant is proposing a five story multifamily MXRD containing 21 units. The proposed building contains a parking area with 20 spaces, a portion of which are mechanical spaces. For the purposes of meeting the parking requirement in the Ordinance, the plan contains 22 spaces, as two of the proposed spaces are EVSE spaces. Additional improvements include a rooftop garden, wall-mounted outdoor lighting, street trees and shrubs, fencing and sidewalk improvements.
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The applicant is requesting site plan approval and bulk variance relief. It was determined during the Technical Review Committee meeting that the applicant would require relief from the Floor Area Ratio (FAR) requirement found in §35-5.15e.10 of the Zoning Ordinance. Due to this being relief for FAR, it requires a variance from *N.J.S.A. §70:55D(4)*, which requires the application go before the Zoning Board of Adjustment.



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I.6. TRC Recommendation:

- The proposed Floor Area Ratio (FAR) should be included on the plan.
- It is recommended that the mechanical parking spaces be replaced with typical, off-street, garage parking spaces.
- It is recommended that the European Hornbeam trees be replaced with a native or native-adaptive hardy species such as London Planetree or Shademaster Honeylocust.
- For the applicant's record, the following Ordinance citation is provided:

This office would be pleased to answer any questions regarding this memorandum.

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