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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP   
Consulting City Planner

DATE: January 7, 2022

RE: AMS Equities, LLC  
Minor Subdivision  
Preliminary and Final Major Site Plan  
**Planning Report # 1**  
Block 234 Lots 8.01, Block 458 Lots 1.02, 1.03, Block 467 Lot 23  
132, 140, 154, 157-163 Avenue E  
Bayonne, New Jersey  
Our File: PBYP0458.06  
Application # P-21-019

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

1. Application Form; Statement of Application;
2. One (1) sheet of Boundary and Topographic Survey, prepared by Dynamic Survey, LLC latest revised June 18, 2021
3. One (1) sheet of Minor Subdivision Plat, prepared by Dynamic Survey, LLC dated June 2, 2021
4. Fifteen (15) sheets of site plans, entitled "Preliminary and Final Major Site Plan and Minor Subdivision for AMS Equities, LLC proposed mixed use redevelopment", prepared by Tiago F. Duarte, PE of Dynamic Engineering, dated April 8, 2021 and latest revised August 30, 2021
5. Nineteen Sheets (19) Architectural Plans entitled "Silk Lofts II Redevelopment prepared for AMS Equities, LLC", prepared by *Marchetto Higgins Steve Architects*, dated June 4, 2021 and latest revised September 27, 2021.
6. One (1) sheet of Interim Parking Plan, prepared by Dynamic Engineering, dated August 30, 2021
7. One (1) copy of Environmental Impact Statement for AMS Equities, LLC prepared by John McDonough, LA, AICP, PP dated July 26, 2021
8. One (1) copy of Traffic Impact Study for AMS Equities, LLC Proposed Silk Lofts II Redevelopment prepared by Dynamic Traffic dated and latest revised July 1, 2021

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

**1. Summary of Application**

The applicant, AMS Equities, LLC is seeking a minor two-lot subdivision and a preliminary and final major site plan related to the above noted properties. The proposal includes two mixed-use developments to be located on west side and east side of Avenue E. The subject properties consists of four (4) tax lots located on both sides of Avenue E. This is noted as follows:

1. **Block 234 Lot 8.01 (157-163 Avenue E) (west side of Avenue E)-Parcel A**. This lot is recently consolidated lots of former Block 234 Lots 8, 9 and 10. It is a rectangular shared parcel of approximately 10,044 square feet (approximately 0.23 acres). It is currently developed as a surface parking lot. This property was previously approved for a five (5) story multifamily residential building consisting of thirty-six (36) residential units and twenty five (25) parking spaces on first floor. With this proposal, this parcel identified as "Parcel A", shall be developed with six (6) story mixed use building comprising of 36 residential units and approximately 1,530 square feet of ground floor commercial/retail space. Parking for this district is to be provided in Parcel B.

2. **Block 458 Lot 1.02 and Block 467 Lot 23 (134-136, 138,140 Avenue E) (132 Avenue E)-Parcel B**

Located on the east side of Avenue E, the proposal is to construct an 18 story mixed use building with 250 dwelling units, 1,975 square feet of commercial space and 15,582 square feet of amenity space including a public plaza. This building is to also contain a total of 389 parking spaces serving, Parcel A (36 residential units), Parcel B (250 residential units) and the existing silk loft building (85 residential units).

3. **Block 458 1.03 (170-180 Avenue E) Parcel C**

Located on the east side of Avenue E, it is developed as the Silk Lofts residential development and adaptive reuse of the former Maidenform production facility. Silk Lofts consists of 85 dwelling units and the parcel also contains a surface parking lot on the north side of the building. Other than minor subdivision to create a separate lot of the north parking lot.

4. **Block 458 1.03 (170-180 Avenue E) Parcel D**

This is the proposed minor subdivision lot of the aforementioned parcel, in order to create a separate parcel comprising of the 20 surface parking spaces.



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2. Zoning and Bulk Variances:

(a) Use: The site is regulated by the Amended and Restated Silk Lofts Redevelopment Plan, dated October 6, 2020, wherein in mixed use residential development is a permitted use. The proposed type of development and its mix of uses is permitted. With the proposed subdivision Parcel D, does create surface parking as principal permitted use on that lot. Since surface parking cannot be its own principal use, this is to be an accessory parking lot within the same zone lot serving Lots A, B and C. It is required that this Parcel D, be deed restricted in perpetuity as an accessory surface parking lot for all the other lots in Subdistrict A and B.

(b) Bulk Standards:

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

<b>Bulk Standards: Amended and Restated Silk Loft Redevelopment Plan</b>		
<b>Design Standards</b>	<b>Subdistrict A</b>	<b>Proposed (Parcel A)</b>
Min. Lot Area ( sq. ft.)	-	10,043 sq. ft.
Maximum Building Height (sty/ht.)	6/ 95	6/73.6
Minimum Building Setback		
From Street Lines (ft.)	5	5
From Block 234 Lot 7(ft.)	3	3
From Block 234 Lot 14 (ft.)	5	25
From Block 234 Lots 18, 19, 20 (ft.)	0	25
From any other lots (ft.)	3	3
Maximum Subdistrict A Coverage (%)	95	59 (5,943 sq. ft.)
Maximum Units	36	36
Min. Residential Floor Area:		
Studio (sq. ft.)	525	535
One-bedroom(sq. ft.)	750	750
Two-bedroom(sq. ft.)	950	950
Three-bedroom (sq. ft.)	1,200	-
Type of Units		
Max. # of studios	10%	4 (10%)



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<b>Bulk Standards: Amended and Restated Silk Loft Redevelopment Plan</b>		
<b>Design Standards</b>	<b>Subdistrict A</b>	<b>Proposed (Parcel A)</b>
Max. # of three bedroom units	10%	n/a
Max. same # of bedrooms	70%	61% (one bedroom)
<i>V-variance - n/a not applicable</i>		

<b>Bulk Standards: Amended and Restated Silk Loft Redevelopment Plan</b>		
<b>Design Standards</b>	<b>Subdistrict B</b>	<b>Proposed (Parcel B)</b>
Min. Lot Area ( sq. ft.)	-	Parcel B= 30,551 sq. ft. Parcel C= 32,862 sq. ft. Parcel D= 7,516 sq. ft.
Maximum Building Height (sty/ht.)	18/230 *	18/230
7 <sup>th</sup> story step back ( ft.)	10	10
13 <sup>th</sup> story step back (ft.)	15	15
Minimum Building Setback		
From Street Lines (ft.)	0*	0
From Side Lines (ft.)	3	8
From NJ Transit ROW (ft.)	0	0
Maximum Subdistrict B Coverage (%)	90	63.1 (19,279)
Maximum Units	250*	250
Min. Residential Floor Area:		
Studio (sq. ft.)	525	550
One-bedroom(sq. ft.)	750	750
Two-bedroom(sq. ft.)	950	950
Three-bedroom (sq. ft.)	1,200	-
Type of Units		
Max. # of studios	10%	24 (10%)
Max. # of three bedroom units	10%	-
Max. same # of bedrooms	70%	47% ( two bedroom)

*V-variance - n/a not applicable*

*\* setback of min. 10 feet shall be required after the first 6<sup>th</sup> story setback shall increase incrementally every 6 stories by 5 ft.*



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Bulk Standards: Amended and Restated Silk Loft Redevelopment Plan		
Design Standards	Subdistrict B	Proposed (Parcel B)
<i>*provided a plaza of minimum 700 feet is created along frontage- This complies</i> <i>* bonus density – 250 new units ( automated parking)- automated parking serving existing (1) and two (2) new buildings is proposed. This complies</i>		

(c) Parking Standards:

Design Standards	Requirement	Proposed
Residential Unit	1 sp/ unit New Units = 286 x 1.0 = 286 Existing Units = 85 x 1.0 = 85	
Non-residential Unit	1.0 sp/ 500 sq. ft. x 3,505 sq. ft. = 7	
Additional	25	
Total	403	409
Bicycle Parking	1 space per 5 dwelling units = 74 spaces	87 spaces
Max. Curb Cut Width ( ft.)	24	16

(v)- variance

3. Additional Comments:

- (a) Den: Per the redevelopment plan den shall be considered a bedroom and not permitted unless it lacks closets or an entry door and have an opening that cannot be fitted for standard interior door. In the floor plans that were initially submitted, the den floor plan that was submitted was not complying. However, in a recent submission identified as “Den Unit Plans” latest revised December 28, 2021, this has been revised. The proposed Den no longer show closet and is provided with an opening. This complies.

Given the intent of the regulation, we recommend applicant should consider additional design features that can be incorporated to negate the chances of the den being used as a bedroom. Applicant should clarify the total number of bedrooms with den proposed in each subdistrict.

- (b) Corner Units: Per the redevelopment plan, top floor of the building must contain at least four (4) penthouse or loft style apartments and further they shall contain double height windows and total floor height of minimum 12 feet. The proposed top floor is double height of 17 feet. This appears to comply with the intent of the plan, however we recommend applicant describe to the Board, the loft style of these apartments.



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- (c) Curb Cuts: Per the redevelopment plan, Subdistrict B is permitted 2 curb cuts. Per the proposed plan, two(2) proposed curb cuts are proposed and one (1) curb cuts exists for the proposed Parcel D. It should be noted that per section 2.1 2 and 3, all existing and approved conditions related to this site are to remain and not to be considered non-conforming, the existing curb is considered a conforming existing provision and is to remain as is.
- (d) Automated Parking Design: With the proposed extensive automated parking design, it is recommended that applicant discuss the operational movement of cars and pedestrians while accessing this area. Applicant should in detail describe, how a resident from building shall be access their vehicle, if they are parking their car how they will then exit out of the area, and how the bike rooms shall be access. Security and emergency procedures of this are should be also be discussed.
- (e) Building Design: 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. Applicant has provided 3D renderings of the proposed building. Describe in detail the proposed green wall around the parking area, its elements, the safety and stability of the 18 story structure and any other details.
- Further applicant should discuss the location of mechanical equipment and how this will be buffered. The renderings do not show the mechanical equipment as shown on the floor plans.
- (f) Plaza Area: Per the redevelopment plan, a passive outdoor area of minimum 3,750 square feet is required between existing Silk Loft Building and proposed building in Subdistrict B. The proposed development includes 5,010 square feet of covered plaza. This complies.
- (g) Open Space: A minimum of 20% of the redevelopment area is required to be open space. Each of the proposed Subdistrict complies with the district. Applicant should testify if each of the resident in each of these building can access these amenity spaces.
- (h) Green roof: A minimum 25% of the surfaces of parking structures should be Green Roof. It is recommended extensive details designed by a landscape architect should be provided prior to construction to be approved by Board Engineer. It is recommended that Green roof planting should be designed in order to assist in stormwater management of site. Per the redevelopment plan, green roof area shall be deed restricted. Details of this should be provided to be reviewed by Board Attorney and Board Engineer.



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- (i) Lighting: Per Redevelopment Plan, maximum illumination of 0.5foot-candles is permitted along side and rear yards and 3.0 feet along street frontage. This appears to be in compliance other than in the plaza area, however given the type of area and for safety concerns, it is recommended the proposed illumination levels be maintained.
- (j) Signage: Per the letter submitted to the Board, by Applicant's attorney Michael Miceli, Esq, dated December 27, 2021, the proposed signage is withdrawn from this application. We have not reviewed the signage submitted.
- (i) Trash and Recycling: 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: Affordable housing obligations shall be established in the Redevelopment Agreement. Testimony regarding the same should be provided.
- (k) Electric Vehicle parking space: The Applicant should discuss provision of EV ( Electric Vehicle) parking spaces per the recently passed and signed S-3223(P.L. 2021, c.171). 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. Compliance with this provision should be discussed.
- (l) We defer to the Board Engineer regarding drainage, storm water, traffic and other engineering issues related to the site.
- (m) 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  
Suzanne Mack PP, AICP, City Planner  
Michael Miceli, Esq. Applicant's Attorney