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MEMO TO: City of Bayonne Zoning Board

FROM: Malvika Apte, PP/AICP
Consulting City Planner 

DATE: July 28, 2022

RE: 321 Broadway Bayonne, LLC
Site Plan and Bulk variance
Planning Report # 1
Block 252 Lot 19
321 Broadway
Bayonne, New Jersey
Our File: PBYZ0252.02
Application # Z-22-002

As per your request, our office has reviewed the above referenced application. The following documents were reviewed:

1. Application Form;
2. Narrative Statement
3. UnOfficial tax record prepared by the City of Bayonne Tax Department dated January 20, 2022
4. Unofficial copy of Deed for the subject property dated April September 3, 2020 and recorded by the Hudson County Clerk on October 5, 2020
5. Two (2) site photographs and one (1) site rendering
6. One (1) sheet of "Boundary and Topographic Survey- 321 Broadway Block 252 Lot 19", prepared by Herbert G. Mc Donanld , dated April 12, 2021
7. Three sheets (3) of plot plan entitled "Addition-321 Broadway", prepared by Kwalek + Kawalek Architects, LLC, dated December 22, 2021 and latest revised April 18, 2022

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



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1. Summary of Application:

The Applicant, 321 Broadway, LLC is seeking a use variance, bulk variance and site plan approval to develop the property located at 321 Broadway identified as Block 252 Lot 19 in the tax records. The property is an interior lot located on Broadway between W14th and W 15th Street. The site is approximately 2,713 square feet and is currently developed with a two(2) story mixed use containing office on first floor and a residential unit on the second floor.

With this proposal applicant seeks to construct a horizontal and vertical addition to the existing 2 story building making it into a three story structure with one (1) storefront retail unit, one (1) residential unit to the rear of the retail unit and two (2) residential unit on the second floor and one (1) residential unit on the third floor. A common roof terrace of 935 square feet is proposed on third floor. Each of the residential unit is a two-bedroom unit.

No parking is proposed on site. A rear yard to be accessed by walkway along the northern property line.

2. Zoning and Bulk Variances:

(a) Use: The subject property is located in the ORS- Office/Retail Service District, wherein retail uses and multifamily dwellings on floors above street level floor is permitted. With this proposal a ground floor residential unit is proposed to the rear, a use variance is required.

(b) Bulk regulations: The following table provides the requirements in the ORS zone and proposed developments compliance/non-compliance with the same.

ORS Office/Retail Service District			
	ORS	Existing	Proposed
Min. Lot Area (sq. ft.)	No requirements	2,713	2,713
Min. Lot Frontage (ft.)	35	25 (e)	25 (e)
Min. Front Yard Setback (ft.)	No Requirements	0	0
Min. Rear Yard Setback (ft.)	20	53.5	20



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ORS Office/Retail Service District			
	ORS	Existing	Proposed
Min. Single Side Yard Setback (ft.)	0	0	0
Min. Combined Side Yard Setback (ft.)	0	0	0
Max. Principal Building Height (sty. / ft.)	3 / 35	2/27	3/35
Maximum lot coverage*	70%	58	84 (V)
Maximum Floor Area Ratio	2.80	1.0	1.8
Min. Required Open Space	250 sq. ft. X 4= 1,000 sq. ft.	---	1,435 sq. ft.

(V) Variance
 (E) Pre-existing non-conformity

- i) There is an existing non-conforming of lot frontage. With the proposal no change is proposed to the lot frontage.
- ii) Details on type of activities proposed in the rear yard space and the terrace should be shown on the plan.
- iii) We recommend fencing or visual buffering along the proposed AC units in the rear.
- iv) We recommend additional plantings be provided in the rear yard.

(c) Parking Requirements:

- i) The proposed development is required to have the following:

	Requirement	Proposed
Retail (Under 2,000sq. ft.)	0	
Residential	4 x1.25 = 5	
Total	7	0 (V)

(V)- variance

- (d) Architectural façade: Applicant should discuss the proposed architectural façade of the building. The first two story have brick venner while, the third story is vinyl siding, this should



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be reconsidered. We recommend modern façade materials such as hardie plank siding be proposed. Applicant should confirm the type and height of parapet proposed along the roof terrace.

- (e) Unit size: Unit sizes of each unit should be provided.
- (f) Safety of the residential unit should be discussed.
- (g) Sign: No façade sign for the retail unit or residential identifying sign is shown. Signage shall not be considered part of this application.
- (h) Fence: A 6 foot fence is proposed in the rear yard. Details on the type of fence should be provided.
- (i) Refuse and Recycling: No details on refuse and recycling storage and disposal is provided for the four (4) units and retail space. This shall be provided and discussed.

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
Paul N. Weeks, Esq. Applicant's Attorney