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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP  
Consulting City Planner 

DATE: October 5, 2022

RE: Da Noi Residence, LLC  
Preliminary and Final Major Site Plan  
Planning Report # 1  
Block 34 Lot 26, 27, 28, 29 and 30  
1099-1105 Avenue C and 66-68 West 54<sup>th</sup> Street  
Bayonne, New Jersey  
Our File: PBYP0034.02  
Application # P-22-008

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. Six (6) sheets of Site Plans entitled "Da Noi Redevelopment Plan Block 34 Lots 26, 27, 28, 29 and 30", prepared by Sisk Engineering dated February 25, 2022, and latest revised September 29, 2022
3. Twenty-six (26) sheets of Architectural Plans prepared by Gate 211 Architecture, dated January 27, 2022
4. One (1) sheet of Survey prepared by Caulfield Associates, LLP dated October 22, 2018, and latest revised February 16, 2022
5. One (1) copy of Environmental Impact Statement prepared by John McDonough dated January 1, 2022
6. One (1) copy of Traffic Impact and Parking Assessment, prepared by Dynamic Traffic dated January 24, 2022
7. One (1) copy of Stormwater Management Report prepared by Sisk Engineering dated September 29, 2022



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

**1. Summary of Application**

The applicant, Da Noi Residence, LLC is seeking a preliminary and final site plan to develop the site with a six-story mixed use multi family building consisting of 47 residential units, approximately 1,695 square feet of ground commercial space and 59 on-site parking spaces within the building.

The site comprising of five lots identified as Block 34 Lots 26, 27, 28 and 29 in the City tax records is approximately 0.37 acres in area and is located in the southwest corner of the intersection of Avenue C and W.54<sup>th</sup> Street. The site currently contains a two-story brick structure which is a mixed use building which has been used as liquor store on the ground level and an apartment on the upper level, a three story frame structure residential building with three apartments, a single story concrete block commercial structure that is being used as a restaurant (Da Noi), a 2.5 story residential dwelling and two story brick residential dwelling. The proposal includes demolition of all existing buildings.

**2. Zoning and Bulk Variances:**

(a) Use: The subject site is regulated by Da Noi Redevelopment Plan, revised December 20, 2020. Per the plan, proposed mixed use building is a permitted use. The proposal includes a total of 1,695 square feet of commercial space on ground floor along the northeast corner of the building, along with 47 residential units on 2<sup>nd</sup> to 6<sup>th</sup> floor. The units shall comprise of four (4) studio units, eighteen (18) one-bedroom units and twenty-five (25) two-bedroom units. The proposal also includes 59 parking spaces with 28 parking spaces on level 1 and 31 parking spaces on level 2 of the parking garage.

(b) Bulk Standards: The following is noted:

<b>Bulk Standards: Da Noi Redevelopment Plan</b>		
<b>Design Standards</b>	<b>Requirements</b>	<b>Proposed</b>
Max. Building Height (ft.) *	75	71.6
Max. # of Stories	6	6
Min. Setback for first floor parking level		
From Street Lines	0	0
From Lot 25	0	0
From Lot 31	3	3



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<b>Bulk Standards: Da Noi Redevelopment Plan</b>		
<b>Design Standards</b>	<b>Requirements</b>	<b>Proposed</b>
Min. Stepback above first floor		
From Street Line	0	0
From Lot 25	10	10
From Lot 31	12	12
Max. Building Coverage (%)	98	98
Max. residential unit count	48	47
Min. residential floor area (sq. ft.)		
Studio	550	573
One-Bedroom	750	750
Two-Bedroom	1,000	1,000
Max. Studios	10% of total units = 4.7=	4

(i) Per section C 2, maximum number of stories shall be 6 provided penthouse shall cover no more than 40% story below. Additionally, 60% of the roof/penthouse story shall be green roof. This complies.

(c) Additional Requirement:

(i) Per section C.7.e. no more than 70% of units shall have the same number of bedrooms. Per the plans, only 9% of the units are studios, 38% are one-bedrooms and 53% are two bedrooms. This complies.

(ii) Per section C.7.f, all units shall have one exterior window as natural source of light. This complies

(iii) Per section C.7.g, each unit shall contain basic amenities such as washer and dryer and television utility services. Applicant should confirm this via testimony.

(iv) Per section C.7.h, a second elevator is required for more than 30 units. This is provided.

(v) Per section C.7.i, a minimum of 60% of the units should have private balconies of minimum 64 square feet. The number of units with private balconies should be confirmed to determine compliance.



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

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

Design Standards	Requirement	Proposed
Residential Units	$1.2 \times 47 = 56.4 = 56$	56
Neighborhood Commercial	1 sp per 500 square feet $= 1,695/55 = 3$	3
TOTAL	59	59

- The proposal includes a total of 59 spaces. Per redevelopment plan, 6 of the spaces shall be dedicated to vendors and visitors, applicant should provide testimony determining its compliance.
- Per redevelopment plan D.g, 1 EV space per 15 parking spaces shall be provided. A total of 4 EV spaces are proposed. This complies. Applicant should however, clarify compliance with 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.
- Per section D.h. a total of 30 bike space parking is to be provided. Bike spaces have been provided on level 1 of parking. This complies.

(e) Curbing: Per section D-3, a two-way curb cut shall be permitted from 54<sup>th</sup> street. The proposal includes a two-way curb cut from 54<sup>th</sup> street. This complies.

3. Additional Comments:

(a) General Requirements:

- (i) Per redevelopment plan, access door of the parking structure shall be designed to be consistent with the building design and shall be designed to be aesthetically pleasing



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and match the rest of the building. Applicant should discuss the material of the façade and its compliance with the rest of the building.

- (ii) Applicant should discuss in detail the façade of the structure and design of the building as it relates to site's location and visibility.
- (b) Street Trees: No street trees are proposed along West 54<sup>th</sup> Street and one tree is to be maintained along Avenue C. Street trees are required 1 per every 40 feet of frontage. This should be discussed.
- (c) Open Space: A minimum of 20% of tract shall consist of open space and/or recreation facilities. The proposal includes 4,885 square feet of amenities and approximately 6,640 square feet of green roof. This complies.
- (d) Signs: No details are provided on proposed signage of the building. Signs are not considered part of this application.
- (e) Security Features: Applicant shall provide testimony regarding any proposed security features for the residential buildings.
- (f) 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.
- (g) Green Roof: Per section E.12, details regarding Green Roofs should be submitted to the Board Engineer.
- (h) We defer to the Board Engineer regarding drainage, storm water, traffic and other engineering issues related to the site.

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  
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