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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP  
Consulting City Planner

DATE: December 13, 2021

RE: Bayonne Equities BII Urban Renewal, LLC Amended  
Amended Preliminary & Final Major Site Plan  
Planning Report # 1  
Block 264 Lots 15, 16, 17 and 18  
9-11 West 12<sup>th</sup> Street and 281, 283-287 and 289 Broadway  
Bayonne, New Jersey  
Our File: PBYP0264.05  
Application # P-21-022

The applicant has recently submitted revised plans and documents in reference to the aforementioned application. The documents submitted include the following:

- Application and checklists
- One (1) sheet of Boundary and Topographic Survey prepared by Dynamic Engineering, dated March 21, 2018 and latest revised March 11, 2020.
- Eleven (11) sheets of site plans titled "Amended Preliminary and Final Site Plan for Bayonne Equities BII Urban Renewal, LLC" prepared by Dynamic Engineering, LLC dated August 14, 2021
- Twenty- two (22) of Architectural Plans titled " Block 264 Lots 15, 16, 17 and 18", prepared by Melamed Architect P.C., dated June 11, 2020 and revision date August 11, 2021

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

#### 1. Summary of Application

The applicant, Bayonne Equities BII Urban Renewal, LLC, has submitted amended plans in reference to the above noted application. The Planning Board recently approved this site for a 10 story, 100 unit residential building on the subject site. The approval was granted per resolution memorialized December 8, 2020.

The approved application included the following:

(a) 2,460 square feet of retail spaces

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(b) 100 units comprising of twenty nine (29) one bedroom units; ten (10) one bedroom with office units; fifty one (51) two bedroom units and ten (10) three bedroom units.

(c) 106 parking spaces.

With this amendment, applicant is proposing to revise the residential floor plan to provide an additional 28 residential for a total of 128 units. In addition, applicant is also proposing to revise the parking space layout to provide a total of 129 parking spaces. The number of story's for the building is to remain ten (10) story. The retail space is 2,350 square feet, slightly amended from previously approved.

With the proposed amendment, the unit distribution has been revised. The proposal now includes twelve (12) studio units; sixty two (62) one bedroom units; eight (8) one bedroom with office units; seven (7) one bedroom with den, eleven (11) two bedroom and one bath and twenty eight (28) two bedroom and two bath.

2. Zoning and Bulk Variances:

(a) Use:

The site is regulated by the City of Bayonne's Rehabilitation Site # 7: Block 264 Lots 13-23; 281-295 Broadway dated November 13, 2018. As established in the previous approval, proposed mixed use is a permitted use.

(b) Bulk Standards:

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

Bulk Standards: Redevelopment Plan Block 264 Lots 15, 16, 17 and 18		
Design Standards	Requirements	Proposed
Minimum Lot Area (sq. ft.)	18,500	18,827
Minimum Lot Frontage (ft.)	120	123.38
Minimum Lot Depth (ft.)	130	147
Minimum Front Yard ( all frontages)	0	0
Minimum Rear Yard (ft.)	<i>Please note below</i>	
Minimum Side Yard (ft.)	0	0



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Bulk Standards: Redevelopment Plan Block 264 Lots 15, 16, 17 and 18		
Design Standards	Requirements	Proposed
Maximum Building Height (sty/ft.)	10/135	10/ 135
Maximum Lot Coverage		
Floors 1 and Cellar	100%	100%
Floors 2 and above	85%	80%
Maximum Floor Area Ratio	10:1	6.63:1
Maximum Residential Density (du/ac)	350	297

\* Floor areas devoted to parking, basement and cellar floor areas, rooftop appurtenances shall not be counted in calculation of floor area ratio

1. Rear Yard Setback: Per Section d.5.ii, corner lots shall be two front yards and two side yards. Frontages along Broadway and W 12<sup>th</sup> Street is the front yard, while the other property line are side lot lines. In order to provide a rear yard the building above ground floor shall be setback 25 feet. The proposed building is setback 25 feet from 2<sup>nd</sup> floor.
2. No changes in the building height are proposed.

(c) Parking Standards:

Design Standards	Requirement	Proposed
Minimum Off-Street Parking - Residential Uses	1.0 space per unit = 128 x 1= 128	
Minimum off street parking-commercial	Exempt for first 2,000 sq. ft. 1.0/1,000 sq. ft. = 1.0	
Total	129	129
Minimum Parking Space Dimensions		
Standard Space	Width/Depth 8.5 ft. /18 ft.	8.5 ft. / 18 ft.
Compact Space	7.25 ft./16 ft.	7.25 ft./ 16 ft.
Minimum Drive Aisle Width (ft.)	22 (two way)	22
Maximum Compact Parking spaces	35% of spaces = 0.35 x 129= 45	45 spaces
Minimum Bicycle Parking	0.5 per unit = 64 0.5 sp/1000 sq. ft.= 2	66 spaces

(a) Space # 89 and # 90 is in tandem. How is that proposed to be utilized?



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3. Additional Comments:

- (a) Architectural Design: Per the redevelopment plan, buildings shall be designed to be attractive from all vantage points. Buildings shall provide step backs along all street frontages at appropriate floor levels to provide architectural interest. Applicant should confirm if there are any changes from previously approved plan.
- (b) Open Space: A minimum of 10% of any development site shall be designed open space and recreation facilities. This amounts to 1,883 square feet of open space requirement. The proposal includes, 4,425 square feet of proposed roof terrace. This complies. In the previous plans a green wall was proposed along the north east elevation of the building, applicant should clarify if this is still being proposed. It is recommended that details regarding construction and maintenance of this wall should be provided.
- (c) Unit: The previous plan included ten (10) three bedroom units, however with this proposal no three bedroom units are proposed. The proposal now includes eight (8) one bedroom with office and seven (7) one bedroom with den. The difference between a den and office should be provided. Further, what design measures have been ensure to dissuade easy conversion of den and/ or office space in to a bedroom, essentially creating a two-bedroom apartment.
- (d) Signage: Per the previous plan, all signage was to comply. Applicant should confirm if that is the case with the amendment.
- (i) Landscaping: It is recommended that roof terrace planting and its details must be provided to the City Engineer.
- (j) Trash and Recycling: Applicant should briefly describe the trash removal operations for the site. With the added number of units, details on change in the volume, pick up timings or any other details should be discussed.
- (k) Affordable Housing: The applicant should provide a statement regarding compliance with the City's Fair Share ordinance.
- (l) We defer to the Board Engineer regarding drainage, storm water and other engineering issues related to the site.



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(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: Land Use Administrator  
Board Attorney  
City Engineer  
Zoning Officer  
City Planner