Review 1

Golden Apple Capital Urban Renewal, LLC

Preliminary and Final Major Site Plan
Application P-26-009

937 Broadway Redevelopment Plan

935 – 937 Broadway
Block 85; Lot 23

Prepared for the City of Bayonne by:

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Table of Contents

INTRODUCTION **1**

1. PROJECT SUMMARY AND SITE DESCRIPTION 1

REDEVELOPMENT PLAN STANDARDS **1**

2. USE STANDARDS 1
3. COMPLIANCE WITH AREA, YARD AND STRUCTURE REQUIREMENTS 1

Illustration 1. Aerial Image 2

4. OFF-STREET PARKING 3
5. STREETSCAPE 4
6. LIGHTING 4
7. RECREATION, OPEN SPACE AND LANDSCAPING 5
8. BUILDING DESIGN 5

Illustration 2. Architectural Rendering of Proposed Building 6

Illustration 3. Architectural Elevation of West Façade 7

9. SOLID WASTE, MECHANICAL EQUIPMENT AND UTILITIES 8
10. SIGNS 8

VARIANCES AND DESIGN EXCEPTIONS **9**

11. CONSIDERATION OF THE VARIANCES AND DESIGN EXCEPTIONS 9

PLANNING POLICIES **10**

12. RELEVANT PLANNING POLICY 10

APPLICANT AND PROFESSIONALS' INFORMATION **11**

13. APPLICANT / OWNER / PROFESSIONALS 11
14. MATERIALS REVIEWED 11
15. RELIEF REQUIRED 11
16. CONDITIONS OF APPROVAL 12

INTRODUCTION

1. PROJECT SUMMARY AND SITE DESCRIPTION

1.1. **Proposal Description.** The applicant requests preliminary and final major site plan approval to construct a new, six-story, mixed-use, multi-family building containing 51 apartments, 1729 sf of commercial space and garage parking for 52 vehicles. Additionally, the development includes approximately 350 sf of interior resident amenity space, 3,000 sf third floor common terrace and a 2,225 sf roof top terrace, bike storage room for 40 bicycles, a green roof, ground floor lobby with mail and package rooms. The building is oriented with its main lobby and parking entrance on W. 45th Street and the commercial space is accessed from Broadway.

1.2. **Existing Conditions.** The subject property consists of Lot 23 in Block 85 and contains 11,250 sf or 0.258 acres. It is located at the northwest corner of Broadway and W. 45th Street. The property is irregularly shaped, with a portion of the lot extending west behind adjoining Lot 22. Currently the property is occupied by a former Bank of America bank with drive-thru with curb cuts on both street frontages.

1.3. **Neighborhood Context.** The surrounding properties along Broadway are located in the UBD Uptown Business District and adjoined by residential uses within R-2 Detached/Attached Residential District. Properties immediately adjacent to the west on W. 44th and 45th Streets consist of single- and two-family dwellings, while buildings along Broadway are generally mixed-use with a variety of commercial uses on the ground floor and apartments above.

REDEVELOPMENT PLAN STANDARDS

2. USE STANDARDS

2.1. **Permitted Principal Use.** The Redevelopment Plan permits multi-family residential dwellings, retail and / or commercial uses. The proposed development consists of a multi-family residential and commercial use. The plan complies.

2.2. **Permitted Accessory Uses.** The Redevelopment Plan permits outdoor seating, recreation facilities, fences, signs, structured parking and other customary and incidental uses typically associated with any of the principal permitted uses. The proposed development includes a variety of recreational facilities and structured parking. The plan complies.

3. COMPLIANCE WITH AREA, YARD AND STRUCTURE REQUIREMENTS

3.1. **Bulk Requirements.** Compliance with the area, yard, height and coverage requirements of §3.3.2 of the Redevelopment Plan are outlined below. The proposed development is fully compliant with all area, setback and coverage requirements of the Plan.

a. Minimum Lot Area: 11,250 sf. The proposed lot area is 11,250 sf. The plan complies.

b. Minimum Lot Frontage – W. 45th Street: 135 feet. The property's W. 45th Street frontage is 137.5 feet. The plan complies.



Illustration 1. Aerial Image

c. Minimum Lot Frontage – Broadway: 75 feet. The property's Broadway frontage is 75 feet. The site plan incorrectly stipulates the W. 45th Street frontage only being 100 feet. plan complies.

d. Maximum Impervious Coverage: 100% provided 15% of the roof is deed restricted green roof which ties into the stormwater system. The impervious coverage is 100% and the building contains a green roof that occupies 1,800 sf or 16% of the lot area. **The applicant should confirm the green roof will be deed restricted and connected to the stormwater system**.

e. Maximum Building Height: 9 stories and 115 ft. The proposed building is six stories and 72 feet. Though one level of parking is below grade, this does not count as a story. The plan complies.

f. Minimum Building Setback from Streets: The minimum setback from street rights-of-way is zero, provided a minimum sidewalk width of 12 feet on Broadway and 10 feet on W. 45th Street. A 16-foot-wide sidewalk is provided on Broadway and a 14 foot-wide-sidewalk is provided on W. 45th Street. The plan complies.

g. Minimum Building Setback from Lots 16 & 17: 25 feet above the first floor/parking pedestal. The proposed building is set back 25 feet from Lots 16 & 17 on the first and second floors and at least 45 feet on the floors above. The plan complies.

h. Minimum Unit Sizes: The minimum habitable area established in the redevelopment plan each dwelling unit type is 450 sf for studio; 650 sf for one-bedroom and 800 sf for two-bedroom units. Studio units have a minimum floor area of 475 sf, the smallest

one-bedroom unit is 651 sf and the smallest two-bedroom unit is 957 sf. The plan complies.

i. Maximum Number of Studio Units: Not more than 45% of all dwelling units are permitted to be studio dwellings. There are 22 studio apartments or 43%. The plan complies.

j. Dens: Dens are permitted in one- and two-bedroom units and are restricted from having a closet, exterior window and door or half wall. There are five one-bedroom apartments that have a den that complies with the restrictions. The plan complies.

k. Basic Amenities: Each dwelling unit shall be equipped with washer/dryer, cable television and each bedroom shall have at least one exterior window. Each dwelling is equipped with washer/dryer and bedrooms with an exterior window. **The applicant should confirm that cable television and any other basic amenities are included.**

4. OFF-STREET PARKING

4.1. **Minimum Number of Residential Parking Spaces:** The minimum parking rate is one space per dwelling unit. The building contains 51 dwelling units resulting in an off-street parking requirement of 51 parking spaces. Parking is permitted to be provided in any combination of standard, compact, tandem and mechanically stacked, although any tandem spaces are to be reserved for two-bedroom units. The proposed off-street parking garage provides 23 spaces in the cellar level, including eight compact and two tandem spaces, 22 spaces on the ground level, including three accessible and eight EV spaces, and seven spaces on the second floor, for a total of 52 spaces. We note the site plan contains a parking calculation based on 52 dwelling units. **While the plan complies, the applicant should provide testimony as to the operation of the lift system and assignment of spaces.**

4.2. **Minimum Number of Commercial Parking Spaces:** The redevelopment plan does not require off-street parking spaces to be provided for commercial space less than 2,000 sf. the proposed commercial floor area in the building is 1,729 sf. No parking is required.

4.3. **Accessible Parking Spaces:** The minimum number of accessible parking spaces is three, including one van accessible space. We note the accessible spaces provided do not include a van accessible space and the arrangement of spaces requires crossing a travel lane to gain access to the lobby entrance. **We recommend that two van accessible spaces be placed along the garage wall abutting the commercial space and one accessible space against the trash room wall with a striped route of travel connecting all three spaces to the lobby entrance. The remaining space along the westerly garage wall should be restriped for four standard spaces. While this will reduce the total parking count by one space, the plan will still comply.**

4.4. **Electric Vehicle (EV) Charging:** The number of EV charging spaces requires is based on the number of off-street parking spaces required by ordinance, not the number of spaces provided. In accordance with statute, eight Make Ready EV charging spaces are required and eight are provided. The plan complies.

4.5. **Minimum Drive Aisle Width:** The minimum width of drive aisles is 22' (two-way) and 12'(one-way) with no associated parking bays. There is a drive aisle width of approximately

21 feet between parking bays in the ground level parking area. **A design exception is required.**

4.6. **Wheel Stops:** Parking spaces are measured from the surface of the exterior walls of the structure. **Wheel stops should be provided to limit damage to vehicles and walls.**

4.7. **Curb Cuts:** The development is permitted to have one driveway on W. 45th Street that has a curb cut that is no more than 24 feet wide and cannot be closer than 60 feet to Broadway. A 24-foot-wide curb cut is proposed on W. 45th Street, more than 110 feet from Broadway. We note that the table on the site plan specifies the distance from Broadway is 89.5 feet. The plan complies.

4.8. **Pedestrian Warning System:** An audible and visual pedestrian warning system is recommended to be installed at the garage entrance on W. 45th Street.

4.9. **Minimum Bicycle Parking:** A minimum of 0.5 bicycle parking spaces per dwelling unit is required for a total of 26 bicycle parking spaces. At least 50% of these shall be in an enclosed space. A 322 sf. bicycle storage room containing racks for 40 bicycles is located in the cellar parking level. The plan complies.

5. STREETSCAPE

5.1. **Streetscape Requirements:** The redevelopment plan requires existing sidewalks, curbs, and parallel parking on sides of the street shall be reconstructed. A Frontage Zone of at least four feet in width shall be provided at storefronts and a minimum five-foot-wide Pedestrian Zone and three-foot-wide Planted Buffer / Furnishing Zone is required on both street frontages. The Planted Buffer/ Furnishing Zone, shall consist of street trees, lighting, street furniture and bicycle stand or bike sharing facilities. **Although there is sufficient space provided for Frontage, Pedestrian and Planted Buffer / Furnishing Zones on both street frontages, the applicant proposes no benches, bike racks or street lighting and on-street parking is not shown to be restriped. The plans should be revised to include the required streetscape elements.**

5.2. **Street Trees:** Three, new street trees (honey locust) are proposed along the W. 45th Street frontage, and one on Broadway. Cast iron tree grates are required whenever trees are planted within a paved sidewalk Planted Buffer/Furnishing Zone. This zone shall contain continuous trenches of engineered soil under the pavement. The planting plan and details specify a five-foot-by 10-foot planting pit with steel tree grates and "tree grass" and a separate grate detail that notes cast iron. The plan complies, although the plans and details should be coordinated and corrected.

6. LIGHTING

6.1. **Building Lighting:** Building mounted light fixtures shall have a minimum mounting height of 15 feet and be LED or other white light source. Lights shall be shielded downward and directed towards the site. There are two building-mounted fixtures on the Broadway façade and four fixtures on the W. 45th Street façade. These fixtures are mounted 16 feet above the ground. The fixture specifications indicate they are a small, curved sconce with a color temperature of 3,000°K, which produces a warm, white light. This fixture is capable of up lighting and is directed out toward the sidewalk. The lighting plan notes this fixture

produces 1,800 lumens, however the manufacturer specifications indicate 1,500 or 2,500 lumens for this fixture. An additional "Security Motion Light" is noted on the lighting plan above the garage door. The architectural plans also depict building mounted fixtures on each floor on all façades that are noted to cast light both up and down. **No details or the lighting effects of these fixtures are provided in the lighting plan. The plans should be revised to account for all proposed fixtures and specify all fixtures to only be used in the downward-focused position.**

6.2. **Terrace Lighting:** Neither the architectural or site plans indicate lighting to be provided on either of the two roof terraces. **The plans should be coordinated and revised to include all lighting and their effects.**

6.3. **Site Lighting:** Maximum illumination of 0.5 foot-candles is permitted along side and rear yards and 3.0 foot-candles along street frontages. The proposed lighting produces light levels up to 4.0 footcandles along both street frontages and levels up to 1.5 footcandles beyond the property boundary with adjoining Lot 24. **The plan should be revised to eliminate the excess light levels along the street and in front of the adjacent property.**

7. RECREATION, OPEN SPACE AND LANDSCAPING

7.1. **Open Space and Recreation Facilities:** A minimum of 20% of the redevelopment area shall consist of open space which may include common roof top terraces with passive recreation and indoor amenity space such as gym, club room, etc. A total of 2,250 sf is required. The building contains 350 sf of interior resident amenity space, a 3,000 sf third floor common terrace and a 2,225 sf roof top terrace totaling 5,575 sf. The plan complies.

7.2. **Landscaping:** Roof terraces shall be attractively and uniformly designed with pavers, plantings, furniture and lighting. There are no furnishings, lighting, screening or plantings indicated on the third floor common terrace. The roof top terrace depicts a variety of seating, a pergola, a wet bar and what appear to be symbols indicative of plants, but there are no details or specifications. **The plans should be revised to include plantings and details of planters, as well as lighting, screening, fencing and other furnishings on each roof terrace.**

7.3. **Fences:** Fences and walls on any side or rear property line shall not exceed eight feet in height and shall be installed so that the "finished," or better, side of any fence faces the street or adjacent property. There is a section of the property in the westerly corner that adjoins Lots 16 & 17 that is enclosed by a fence, however there are no details of the fence in either set of plans. It appears from the architectural elevations that this is a six-foot-high board-on-board fence that is set above a stem or foundation wall that is about two feet in height. **The plans should be revised to specify the height and location of the fence and wall, as well as color, material and finish of the fence and wall.**

8. BUILDING DESIGN

8.1. **Building Form:** Buildings shall be designed using a color palette that complements the architectural context of the surrounding area and to front on streets in order to create a street wall consistent with good urban form and design principles. The proposed building fronts on both streets at the street line. The color palette consists of red brick, gray metal



Illustration 2. Architectural Rendering of Proposed Building

and vinyl panels and black trim. This is not consistent with the existing architecture in the surrounding area, however complementary. The plan complies.

8.2. **Building Design:** All buildings shall have a distinctive base, which may consist of a first floor that is visually distinct from the rest of the building while still maintaining a cohesive overall design and a visually distinct top, which may consist of a roof treatment such as cornice and frieze. The proposed building is designed with a visually distinctive base that consists of contemporary storefront glass and the top consists of a wide, black cornice. The plan complies.

8.3. **Building Materials:** Primary exterior building materials shall be wood, brick stone, stucco, fiber cement panels, hardie planks, composite metal panels, glass or other similar high quality durable materials. Aluminum siding, vinyl siding, artificial stone and brick veneer less than 2 inches shall be prohibited. Brick veneer systems are permitted provided that the total depth is no more than 7 inches. High quality durable decorative materials shall be incorporated into the ground floor facade along street frontage. The primary building materials are brick, though unspecified as to full brick or veneer, metal panels and glass. On façades that do not face streets, the materials differ substantially; the west elevation consists of vinyl panel siding and metal panels trimming the few windows on this façade. The north elevation adds brick on a portion of the third through six floors. **The plans should be revised to comply or a design exception is required**.

8.4. **Façade Design:** All building facades shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations; blank or featureless



Illustration 3. Architectural Elevation of West Façade

walls are prohibited. No wall shall have an uninterrupted length of more than 60 feet without a change in the vertical plane of the façade. This may be achieved through the use of one or combination of pilasters, change in material, building step backs, and other facade recesses or a minimum of 24" projection from the primary building facade. The westerly building wall is primarily blank/featureless and consists of a material not used on the building's street facing façades, and has a section that is approximately 74 feet long without a change in the vertical plane of the façade. **The plans should be revised to comply or a design exception is required.**

8.5. **Entrances:** Entrances shall be designed to be attractive and functional. Indicators such as awnings, changes in sidewalk paving materials, changes in height incorporating stairs, or any other indicator consistent with the design, proportions, material and character of the adjacent areas shall be encouraged. The site plan does not indicate any change in paving materials at the residential entrance, however the architectural plans depict an overhanging canopy that appears to project into the right-of-way of W 45th Street. A similar canopy is shown on the south elevation over the door to the egress stair. Both the resident entrance and the commercial entrances are recessed into the façade. We recommend changes in paving materials be incorporated at the commercial and residential entrances. **The plans should be revised to include the dimensions of the canopies and their relationships to the street line.**

8.6. **Parking Structure Façade:** The facade of parking structures shall be treated with the same materials used on the building façade. The part of the parking garage which faces the street uses the same metal panels and brick as the rest of that street facing façade. The part of the garage that faces adjoining properties consists of concrete masonry block and vinyl siding panels. **A design exception is required.**

8.7. **LEED Criteria:** All buildings shall demonstrate the project would meet the requirements to achieve LEED Silver rating or greater. Actual LEED Certification is not required. A LEED scorecard has not been included with the application materials. **A LEED scorecard meeting the criteria for Silver certification must be provided.**

8.8. **Green Roof:** A minimum of 15% of roof top is required to be green roof on all exposed rooftop surfaces of buildings and/or parking structures. The architectural plans depict a 1,799 sf green roof on the building's roof, which is 22% of the total roof area. The 3,150 sf third floor common terrace, which consists of the roof over the second floor parking level does not contain a green roof. However, the area of the rooftop green roof is 16% of the combined roof areas. The plan complies.

9. SOLID WASTE, MECHANICAL EQUIPMENT AND UTILITIES

9.1. **Trash and Recycling:** A recycling and refuse plan, showing the operations, manuals, pickup, and estimated trash volume shall be provided during site plan review. The architectural plans indicate each building floor has a trash room with chute to the cellar level trash room. The recycling and refuse plan indicates two, two-yard dumpsters will transport refuse and recycling to the garage entrance via the car lift for pick up by a private hauler. The plan complies.

9.2. **Mechanical Equipment:** All equipment on the outside of the building shall be screened in a manner consistent with the architecture of the building such that screening appears to be integral part of the building and all mechanical equipment, generators. HVAC equipment, and similar equipment shall be acoustically buffered. There are multiple mechanical rooms within the cellar and ground levels of the building and HVAC equipment on the roof. The architectural elevations depict a fence-like screen around the perimeter of the rooftop equipment but the material, color, finish and whether there is acoustical buffering is not specified. **The plans should be revised to indicate the number, size, location and screening of all exterior HVAC and mechanical equipment for the residential and common spaces. Additionally, the size, location and screening of the garage ventilation system should be included in the plans.**

9.3. **Meters:** The plans do not indicate the location of any utility meters serving the property. It is unclear if electric meters, transformer and gas meters will be located within the cellar and ground level mechanical rooms or elsewhere within the building. **The applicant should provide testimony as to the location of meters and any other utility equipment and any necessary screening to be provided if located on the exterior of the building.**

10. SIGNS

10.1. **Building Sign.** Building signage for a multi-family use shall be limited to one sign per street frontage affixed to the building having a maximum sign area of no greater than 60 square feet and may be internally illuminated, externally illuminated, or halo lit. The architectural plans indicate a backlit wall sign of approximately 30 square feet on the façade near the lobby entrance. The plan complies.

10.2. **Commercial Signs:** Each commercial business is permitted one façade-mounted sign that shall not exceed 10% of the façade area to which it is mounted. A commercial business with frontages on both Broadway and 45th Street shall be permitted one façade-mounted

sign per frontage; each sign shall not exceed 10% of the façade area to which it is mounted. The area of each storefront façade is approximately 590 sf. The architectural plans indicate a backlit wall sign of approximately 13 square feet, or 2% of the façade area, over each storefront entrance on the Broadway frontage. The plan complies.

VARIANCES AND DESIGN EXCEPTIONS

11. CONSIDERATION OF THE VARIANCES AND DESIGN EXCEPTIONS

11.1. **Context for Review of 'C' Variances**. The following sections summarize the "C" variance criteria for the purposes of establishing a framework for review. The applicant bears the burden of proof, which is divided into two parts, in the justification of the "C" variances. The applicant must justify the "c" variances separately and each variance must satisfy both parts. We defer to the Board Attorney for any additional comment on the "C" variance criteria.

a. **Consideration of the Positive Criteria.** To satisfy the positive criteria for a "C" variance, the applicant has two choices. First, known as "-c(1)" variance relief, the applicant may demonstrate that strict application of the regulation would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship due to one of the following:

- By reason of exceptional narrowness, shallowness or shape of a specific piece of property;
- By reason of exceptional topographic conditions or physical features uniquely affecting the specific piece of property; or
- By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.

Alternatively, and known as "-c(2)" variance relief, the applicant may demonstrate the following positive criteria in support of the request for relief:

- Where in an application or appeal relating to a specific piece of property to purposes of this act would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

b. **Consideration of the Negative Criteria**. Should the applicant satisfy the positive criteria, it must also be demonstrated that the granting of the variance can be accomplished without resulting in substantial detriment to the public good and without substantial impairment of the intent and purpose of the zoning ordinance and zone plan.

- Impact to the public health, safety and welfare. Impact to the public, typically relates to any substantial detriment to the adjoining neighbors or within the surrounding neighborhood. Substantial detriments are usually nuisance related such as noise, dust, trash, parking, traffic, visual distraction, light, runoff and aesthetics that cannot be adequately mitigated. The applicant should address any impacts to the character of the neighborhood resulting from the excess number of building stories.

- Impact to the zone plan. The applicant must show that the relief can be granted without substantially impairing the zone plan and zoning ordinance. In evaluating the negative criteria as it relates to the zoning ordinance and zone plan, the Board should consider the manner in which this application could impact the overall fulfillment of the Redevelopment Plan.

The applicant should provide testimony in support of the variances, and be prepared to discuss any potential negative impacts on neighboring properties and the zone plan.

11.2. **Context for Review - Design Exceptions:** The Board may also grant deviations from site plan standards, often referred to as "design exceptions". These criteria are distinguished from variances, as they are not deviations from requirements related to use or other zoning criteria, but rather from the ordinance requirements for site plans (and subdivisions). These deviations are generally evaluated pursuant to N.J.S.A. 40:55D-51.b, which states:

> *"The planning board when acting upon applications for preliminary site plan approval shall have the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval of an ordinance adopted pursuant to this article, if the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question."*

This standard is similar to a '-c(1)' variance, except that the applicant is not required to demonstrate that there will be no substantial detriment to the public good or impairment of the intent and purpose of the zone plan (negative criteria). The applicant should identify the degree to which the requirements are impracticable/cause hardship and also what peculiar site conditions might exist that prevent compliance.

PLANNING POLICIES

12. RELEVANT PLANNING POLICY

12.1. **Master Plan Goals**. The 2000 Master Plan for Bayonne includes goals which are relevant to the Board's consideration of this application. Furthermore, the following issues and objectives can be found in the 2017 Master Plan Reexamination Report:

- *Provide for adequate parking to serve established residential and commercial areas. Incorporate adequate parking into new developments (page 8).*
- *Provide a broad range of housing to meet the needs of all residents including low and moderate income housing, middle-income housing and market rate or luxury housing (page 15).*

APPLICANT AND PROFESSIONALS' INFORMATION

13. APPLICANT / OWNER / PROFESSIONALS

13.1. **Applicant/Owner:** Golden Apple Capital Urban Renewal, LLC, Daniel Francess, 93 Central Avenue, Suite A, Jersey City, NJ 07306. Tel: 201-669-0483. Email: dan@francessinestmentcompany.com

13.2. **Attorney:** Michael Miceli, Esq., Prime, Tuvel, Miceli, 1 Evertrust Plaza, Suite 1202, Jersey City, NJ 07302. Tel: 201-399-0137. Email: mike@primelaw.com

13.3. **Architect:** Ahmed Emara, RA, Emara Ghobrial Architects, 1050 Wall Street West, Suite 645, Lyndhurst, NJ. Tel: 201-342-3086. Email: ahmed@eg-architects.com

13.4. **Engineer**. Adam Kandil, PE, Daetel Engineering, 115 Rte 46 West, Suite D29, Mountain Lakes, NJ, 07046. Tel: 201-602-7690. Email: adam@daetel.com

13.5. **Planner.** John McDonough, PP, 101 Gibraltar Drive, Suite 1A, Morris Plains, NJ 07950. Tel: 973-222-6011. Email: jmcdonoughpp@gmail.com

14. MATERIALS REVIEWED

14.1. *City of Bayonne Application for Development Form*, with attachments, dated May 27, 2026.

14.2. *Statement of Applicant*, undated.

14.3. *City of Bayonne Certificate of Completeness Review*, dated July 10, 2026.

14.4. *Environmental Impact Statement*, prepared by John McDonough, LA, PP, AICP, dated May 22, 2026.

14.5. *Trash Management Plan*, prepared by Ahmed Emara, PE, dated May 26, 2026.

14.6. *New Construction 937 Broadway, Bayonne, New Jersey*, prepared by Ahmed Emara, RA, Emara Ghobrial Architects, dated April 22, 2026 and last revised May 12, 2026, consisting of 21 sheets.

14.7. *Proposed Preliminary & Final Site Plan for a Multi-Residential Building*, prepared by Adam B. Kandil, Daetel Engineering, dated March 19, 2026 and last revised April 22, 2026, consisting of eight sheets.

14.8. *Topographic Survey*, prepared by Willliam B. Klapper, PLS, Behar Surveying Associates, dated November 3, 2025, consisting of one sheet.

15. RELIEF REQUIRED

15.1. **No variances are required.**

Design Exceptions:

RDP - Minimum Drive Aisle Width

RDP - Streetscape Requirements

RDP - Maximum Illumination

RDP - Roof Terrace Plantings

RDP - Building Materials

RDP - Facade Design

RDP - Parking Structure Facade

Additional variances or design exceptions may be identified by the Board or the other professionals employed by the Board during testimony. The same applies to the conditions of approval.

16. CONDITIONS OF APPROVAL

16.1. Adherence to the Professional Review Reports. Any approval should be conditioned on meeting the requirements in this report and the other professionals of the Board.

We would be pleased to answer any questions regarding this report.

Cc. Alicia Losonczy, Acting Dir. of Planning, Zoning and Development
Frank Magaletta, Esq., Planning Board Attorney
Andrew Raichle, PE, Redevelopment Engineer
Tracey Tuohy, Zoning Officer
Applicant's Team Members

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