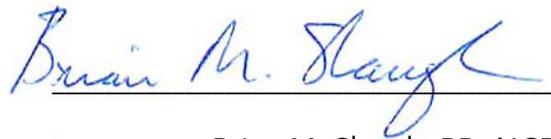


Review 1

**Bielan 102 -116 Avenue E Bayonne, LLC**  
Preliminary and Final Major Site Plan  
Application P-25-033  
102 ½ - 116 Avenue E Redevelopment Area

102 ½ - 116 Avenue E  
Block 467, Lots 10-14

*Prepared for the City of Bayonne by:*



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November 24, 2025



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## INTRODUCTION

### 1.0 Project Summary and Site Description

- 1.1. Project Description.** The plan proposes to demolish two existing buildings and construct a seven-story multifamily apartment building containing 105 apartments and 110 parking spaces within the 102½ - 116 Avenue E Redevelopment Area. Other proposed improvements include a ground floor lobby, rooftop amenity space, green roof, automated vehicular parking system, bicycle storage room, loading area, waste management room, interior amenity spaces, landscape plantings, and street trees.



- 1.2. Survey Conditions.** The tract consists of five lots (Block 467, Lots 10-14) with a total area of 18,600 square feet and 140 feet of frontage on Avenue E. Existing uses and structures on the tract include an asphalt parking lot on Lot 10, a 3½-story dwelling on Lot 11, an asphalt parking lot containing six parking spaces on Lot 12, a one-story dwelling on Lot 13, and a gravel parking lot containing 16 spaces on Lot 14. Other existing improvements include wood decks, wood fences, chain link fences, masonry walls, and concrete wheel stops. Two 8.5-by-8.5-foot sewer junction chambers are located off-site, approximately 3.7 feet from the southwest property line of Lot 10. No street trees are located on the existing frontage. Three curb cuts are located along the tract frontage.
- 1.3. Neighborhood Context.** Neighboring uses along Avenue E include multifamily apartment buildings between three and eight stories in height, single-family detached dwellings, and single-family semi-detached dwellings. The rear property line of the tract abuts NJ Transit right-of-way, which carries the Hudson Bergen Light Rail line. Beyond the NJ Transit right-

of-way is a Conrail/CSX freight railyard. Single-family dwellings and multifamily apartments within the R-2 Zone are located to the west of the site beyond Avenue E. Sanitary sewer junction chambers are located off-site to the north on Lot 8.01, as noted in the Redevelopment Plan.

- 1.4. **Flood Designation.** The property is located within Zone X Shaded, 0.2% annual chance flood hazard area (PFIRM), and a NJDEP Tidal Climate Adjusted Flood Hazard designation indicating a future 4-foot sea level rise. The proposed building may be subject to setting the first floor elevation for any habitable area and mechanical equipment above the Climate Adjusted Flood Elevation (CAFE), per the pending NJPACT REAL regulations. **We recommend the applicant obtain a determination from the City’s Floodplain Manager as to the required floor elevation for the lower parking level.**

**PLANNING REVIEW - 102½ - 116 AVENUE E REDEVELOPMENT PLAN**

This application is subject to the 102½ - 116 Avenue E Redevelopment Plan, which supersedes all prior redevelopment plans pertaining to this site, the Bayonne Land Development Ordinance Chapter 33, and the Bayonne Zoning Ordinance Chapter 35, unless otherwise noted.

**2.0 Use Standards**

- 2.1. **Permitted Principal Use.** Pursuant to §5.4.A, multifamily residential dwellings are permitted above the ground floor. The plan proposes a multifamily residential building with parking and building support spaces on the ground floor and apartments on the floors above. The plan complies.
- 2.2. **Permitted Accessory Uses.** Pursuant to §5.5.A, a variety of accessory uses customary and incidental to the principal multifamily residential use are permitted. The plan proposes a lobby, green roof, interior and rooftop amenity spaces, mail rooms, waste storage rooms, etc. The plan complies.

**3.0 Area, Yard and Structure Requirements**

- 3.1. **Bulk Requirements.** Compliance with the bulk and lot standards of the 102 ½ - 116 Avenue E Redevelopment Plan is summarized below in Table 1.

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies?</b>
Min. tract area (sf)	13,000	18,600	Yes
Max. Front Build-To Line (ft)	5	0	Yes
Min. Lot Frontage (ft)	140	190	Yes
Min. Lot Depth (ft)	93		
Min. Rear Yard Setback from NJ Transit Right-of-Way (ft)	0-5*	0	Yes

Table 1. Area, Yard, Height and Coverage Requirements ~ §5.7			
Standard	Required	Proposed	Complies?
Min. Side Yard Setbacks (ft)			
From Lot 8.01	5-5	6.3	Yes
From Lot 15	3	5	Yes
From sewer chamber	10	10	
Max. Building Height (stories/ft)	6 / 85	6 / 85	Yes
Max. Lot Coverage (%)	95	94.2	Yes
Min. Rooftop Amenity Setback (ft)	5	5	Yes
Open Space and Recreation Area (%)	15% min.	>15%	Yes
(V) -Variance required			
* Or the minimum distance required by the ultimate approving authority.			

3.2. **Maximum Building Height, Stories.** Pursuant to §5.7.D.1, the maximum permitted building height is 85 feet and six stories. While the proposed building is at 85 feet and on the floor plans and elevations it is labeled as a seven story building, in fact under the definitions the parking levels do not count as a story. Planning Board members may recall the flooding of this area during Superstorm Sandy. The widespread inundation this caused led FEMA as well as NJDEP to drastically rethink flood hazard elevations on Avenue E in the lower part of the City, as well as barring even parking in flood areas. Due to these regulatory factors, all parking must not only be above ground, but must be above the flood hazard elevation by several feet. Consequently, so as to not penalize the property owner compared to other areas of the City where underground parking can be built, parking levels were excluded from counting as a story as long as it can be designed under the height in feet. Plan complies.

**4.0 Off-Street Parking and Circulation**

4.1. **Driveway Access.** Pursuant to §6.1.D.1 and §6.1.D.2, two driveways with a maximum width of 22 feet are permitted. The plan proposes one 22-foot-wide driveway. The plan complies.

4.2. **Driveway Location.** Pursuant to §6.1.D.3, driveway location shall take into consideration the location of E 15<sup>th</sup> Street and Sisson Court that intersect Avenue E on the opposite side of the street, and other driveways. The proposed driveway is located directly across the intersection of Sisson Court with Avenue E. **While the plan complies, testimony should be given concerning the turning movements from the site onto Avenue E and those exiting Sisson Court.**

4.3. **Off-Street Parking.** Pursuant to §6.1.A, one parking space per studio and one-bedroom unit is required and 1.25 parking spaces per two-bedroom unit are required. The plan proposes 110 spaces, where 109.5 spaces are required. The plan complies.

4.4. **Mechanical Parking System Proposed.** Pursuant to §6.1.C.II, mechanical parking systems are permitted and shall be exempt from dimensional parking requirements but shall conform to all manufacturer specifications. **Manufacturer specifications and/or testimony**

describing the operation of the automated mechanical parking system should be provided. The applicant should also provide testimony describing how the automated parking system interfaces with the proposed electric vehicle charging spaces.

- 4.5. **Electric Vehicle Spaces.** The plans propose 17 EV spaces to meet the statutory EV requirement of 15% of the total parking requirement and the plan set includes a schedule for the creation of Make-Ready spaces. The applicant is not proposing to count each EV space as 2 spaces as is permitted by the statute. The spaces are located closest to the entrance of the automated system as required by §6.1.E.7 of the RDP. The spaces are located closest to the entrance of the automated system as required by §6.1.E.7 of the RDP. The plan complies.
- 4.6. **Bicycle Parking.** Pursuant to §6.1.B.1, 0.5 bicycle spaces are required per dwelling unit. The plan proposes 105 units and 53 bicycle spaces, where 52.5 spaces are required. The provided bicycle storage rack detail indicates the proposed bike storage rack includes stacked bike storage. The plan complies.

## 5.0 Landscape Design

- 5.1 **Street Trees.** Pursuant to §6.3.A.2.c, street trees are required and shall be located within a Silva Cell System or equivalent, and spaced 35 to 45 feet apart. The plan proposes five new street trees, within Silva Cell Systems, that are spaced between 35 feet and 41.5 feet apart. The plan complies.
- 5.2 **Accent Plantings.** Pursuant to §6.6.C, plantings such as shrubs, flowers, or trees shall be used to accentuate entrances, arcades, sidewalks, communal plazas, communal rooftops and communal terraces. **The plans do not indicate that any plantings are proposed within the communal rooftop amenity space or green roof. An exception is required.**
- 5.3 **Green Roof.** Pursuant to §6.9.G.1, a minimum of 25% aggregate of all the rooftops within the redevelopment area shall be green roofs. The plan proposes 4,400 square feet of green roof, where 4,358 square feet of green roof is required, inclusive of the rooftop courtyard area on Floor 2. The proposed green roof is composed of an interlocking tray system containing turf grass. The plan complies.

## 6.0 Building Design and Design Standards

- 6.1. **Proposed Building Design.** The plan proposes a greyscale contemporary-style design composed of brick veneer, metal panel, smooth and textured stucco, as well as cast stone, on the front and upper side/rear facades, and painted concrete block finishes on the side and rear first floor facades. The architectural design provides another building along Avenue E that exhibits a similar design motif of a strongly articulated structure and regular pattern of fenestration, while using changes in color, texture and form to avoid too much uniformity. The submitted architectural rendering is provided in the exhibit on the following page.
- 6.2. **Façade Consistency.** Pursuant to §6.2.D.3, all building facades shall be consistent in their quality and finish on all elevations. The plan proposes the continuation of finish materials



on all sides of the building except for the ground level side and rear elevations, which will have limited visibility from Avenue E. The plan complies.

- 6.3. **Façade Composition.** Pursuant to §6.2.D.4, all buildings shall contain a distinctive base, middle, and top. The plan proposes a “base” with the appearance of two stories, a “middle” consisting of windows, and a “top” containing an accentuated cornice line. The plan complies.



Architectural Rendering

- 6.4. **Horizontal Breaks.** Pursuant to §6.2.D.6.c, no buildings shall have a wall with an uninterrupted length of more than 60 feet without a change in the vertical plane of the façade of at least 24 inches from the primary building façade. **The proposed façade does not contain demise lines, projections or step backs of at least 24 inches every 60 feet that extend up to the roofline. A design exception is required; however, we have no objection to this exception.**
- 6.5. **Color Palette.** Pursuant to §6.2.D.7, buildings shall be designed using a color palette that complements the architectural character of the surrounding area. The plan proposes a greyscale color palette. The plan complies.
- 6.6. **Main Entrance.** Pursuant to §6.2.D.12, the main entrance shall be designed to be identifiable as the primary access into the building. Indicators such as awnings, changes in sidewalk paving materials, height variations, stairs, or any other indicator are encouraged. The plan proposes a recessed step-back at the corner of the building containing the vestibule entrance, a change in finish material, and raised planter that collectively indicate a main entrance to the building. The plan complies.

- 6.7. **Orientation.** Pursuant to §6.2.D.14, any interior courtyard or rooftop terrace shall have exposure and views to the south, west, and/or east. The plan proposes a second floor courtyard and rooftop terrace that have exposure to the west and southwest. The plan complies.
- 6.8. **Rooftop Barrier.** Pursuant to §5.7.J.3, the redeveloper may build a clear wall/barrier or sound attenuation wall as a means of buffering the residential rooftop amenity, provided that the roof is surrounded by a parapet wall at least three feet in height and the total height from the rooftop is six feet and provided that the barrier complements the design of the building. The plan proposes a six-foot-high sound attenuation wall that is consistent with the building façade materials. The plan complies.

## 7.0 Lighting

- 7.1. **Proposed Lighting.** The plan proposes four wall-mounted lights on the front façade on Avenue E. The proposed fixtures have a mounting height of 12 feet and a color temperature of 3000K. The Lighting Plan does not indicate any other exterior lighting. **Testimony should be provided to confirm whether exterior lighting on the rooftop communal area is proposed and how such lighting would be shielded to prevent objectionable light at or across property lines.**
- 7.2. **Light Detail.** The plans include a wall mounted light detail that does not include manufacturer's specifications. **The lighting manufacturer's specification sheet should be provided.**
- 7.3. **Pedestrian Lighting.** Pursuant to §6.4.A.3, pedestrian lighting should be building mounted at a height no greater than 14 feet, and light intensity should be between 0.5 and 4.0 footcandles. The plan proposes five building mounted lights with a mounting height of 12 feet. Although the plans indicate 1.0 and 0.5 footcandle isolines, actual proposed lighting levels are not indicated. **The lighting plan should be revised to indicate lighting calculations and proposed lighting levels.**

## 8.0 Refuse, Utilities and Mechanical Equipment

- 8.1. **Trash/Recycling.** Pursuant to §6.9.D.2, a recycling and refuse plan, showing the operations, manuals, pickup, and estimated trash volume shall be provided during site plan review. Sheet A01 of the Architectural Plans contains trash and recycling notes. The plan complies.
- 8.2. **Mechanical Equipment.** Pursuant to §6.9.E.6, mechanical equipment shall be screened in a manner consistent with the architecture of the building and shall utilize the same material used in construction of the building such that the screening appears to be an integral part of the building. The plans indicate that the bulkheads will have a finish material consistent with the building facades. However, no height or the finish material are indicated for the required screening of rooftop mechanical equipment. **Testimony should be provided to confirm that screening of rooftop mechanical equipment will be sufficient to address the height of mechanical equipment and the gaps in the rooftop parapet design.**



- 8.3. **Utilities.** Pursuant to §5.7.H, utilities shall be permitted in the yard or building setback area. The plans propose a mechanical room and transformer room within the ground floor and an electrical room and additional mechanical room on the first floor mezzanine level. **The applicant should clarify whether utility meters will be located within the building.**

## SUMMARY

### 9.0 Applicant / Owner / Consultants

- 9.1. **Applicant.** 102 – 116 Ave E Bayonne, LLC, 148 E. 5th St. Bldg. 7A, Bayonne, NJ 07002. Tel: 212.889.2800. Email: [ldimentmen@londontownusa.com](mailto:ldimentmen@londontownusa.com)
- 9.2. **Owner (Lots 10-13).** The Estate of Robert J. & Rose Bielan, 102 ½ - 112 Avenue E, Bayonne, NJ 07002. Email: [jbielan@weiner.law](mailto:jbielan@weiner.law)
- 9.3. **Owner (Lot 14).** 116 Avenue E Bayonne, LLC, 114-116 Avenue E, Bayonne, NJ 07002.
- 9.4. **Attorney.** Michael Miceli, Esq., of, Prime Tuvel & Miceli, 1 Evertrust Plaza, Suite 1202, Jersey City, NJ 07302. Tel: 201.399.0137. Email: [mike@primelaw.com](mailto:mike@primelaw.com)
- 9.5. **Architect.** Bruce Stieve of MHS Architecture, 1225 Willow Avenue, Hoboken, NJ 07030. Tel: 201.795.1505. Email: [bstieve@mhsarchitects.com](mailto:bstieve@mhsarchitects.com)
- 9.6. **Planner.** John McDonough of John McDonough Associates, LLC, 101 Gibraltar Drive, Suite 1A, Morris Plains, NJ 07950. Tel: 973.222.6011. Fax: 973.786.6537. Email: [jmcdonoughpp@gmail.com](mailto:jmcdonoughpp@gmail.com)
- 9.7. **Traffic Engineer.** Elizabeth Dolan of Dolan & Dean Consulting Engineers, LLC, 181 West High Street, Somerville, NJ 08876. Tel: 908.927.0100. Email: [betsy@dolandean.com](mailto:betsy@dolandean.com)
- 9.8. **Engineer.** Mark Chisvette, PE of Chisvette Engineering, 30 Meadow Pond Road, Hamburg, NJ 07419. Tel: 973.897.7968. Email: [mark@chisvette.com](mailto:mark@chisvette.com)

### 10.0 Materials Reviewed

- 10.1. *City of Bayonne Application for Development Form*, dated September 19, 2025.
- 10.2. *City of Bayonne Development Application Checklist*, undated.
- 10.3. *Ownership Disclosure Statement*, undated.
- 10.4. *Narrative Statement of the Applicant*, undated.
- 10.5. *Environmental Impact Statement*, prepared by John McDonough, LA, AICP, PP of John McDonough Associates, LLC, dated September 10, 2025.
- 10.6. *Traffic and Parking Study*, prepared by Elizabeth Dolan, PE and Gary W. Dean, PE, PP of Dolan & Dean Consulting Engineers, LLC, dated September 9, 2025.
- 10.7. *Stormwater Management Report*, prepared by Mark Chisvette, PE of Chisvette Engineering, LLC, dated September 12, 2025.
- 10.8. *Construction Stating Statement*, prepared by Chisvette Engineering, LLC, dated September 17, 2025.



- 10.9. *Deed*, dated August 2, 1971.
- 10.10. *Title Report*, dated October 17, 2024.
- 10.11. *Prior Planning Board Resolutions (P-24-006)*, dated May 14, 2024 and September 10, 2024.
- 10.12. *Topographic Survey of Property*, 1 sheet, prepared William C. Buchok, PLS, of Lakeland Surveying, dated October 22, 2024, revised through July 23, 2025.
- 10.13. *Architectural Drawings*, 13 sheets, prepared by Michael Buldo, AIA of MHS Architecture, dated September 15, 2025, revised through November 11, 2025.
- 10.14. *Preliminary/Final Site Plans for 102 ½ - 116 Avenue 'E' Development*, nine sheets, prepared by Mark Chisvette, PE of Chisvette Engineering, LLC, dated September 15, 2025, revised through November 10, 2025.

## 11.0 Relief Required

### 11.1. Variances:

No variances are required with this application based on our review.

### 11.2. Design Exceptions:

§6.2.D.6.c Horizontal Breaks

§6.6.C Accent Plantings

Additional variances and exceptions may be identified by the Board or the other professionals employed by the Board. The same applies to the conditions of approval, below.

## 12.0 Conditions of Approval

The following conditions of approval are recommended by this office. Additional conditions of approval may be identified by the Board and Board professionals.

- 12.1. **Affordable Housing Fees for Residential Development.** Any residential affordable housing fees required by City ordinance or redevelopment agreement shall be paid by the applicant.

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

Via email

- Cc. Alicia Losonczy, Land use Administrator
- Richard N. Campisano, Esq., Board Attorney
- Greg Valesi, PE, CME, MBA, City Engineer
- Andrew Raichle, PE, Special Redevelopment Engineer
- Suzanne T. Mack, PP, AICP, CTP, FITE, AHP, City Planner
- Tracey Tuohy, Zoning Officer
- Applicant's Team and Owner, Lots 10-13

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