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March 2, 2023

Alicia Losonczy
City of Bayonne Planning Board Secretary
630 Avenue C, Rm 13
Bayonne, NJ 07002

RE: Z-21-007

73 & 77 W 32nd Street

Changes Made to Initial Site Plan for "Whispering Woods" Hearing

Dear Ms. Losonczy,

As you know this office represents the applicant in the above-referenced zoning board application, and its appeal of the narrow disapproval it received in the initial application. In coordination with the Board Attorney Mr. Campisano, we proposed certain plan amendments to the original plans, in the hopes of reaching a settlement acceptable to the Zoning Board. We have now made the proposed site plan amendments and submitted them for formal consideration by the Zoning Board at a "Whispering Woods" hearing.

Plan Amendments Agreed To At the March 2021 Hearing

1. Applicant has flipped the side access doors from the outside to the inside (as requested by commissioner DiLullo).
2. Applicant has changed the bedroom count from 6 3-bedrooms and 14 2-bedrooms, to 10 2-bedrooms and 10 1-bedrooms (as requested by commissioners Lombardi and Pineiro). It should be noted that although the applicant was originally providing one off-street parking space in *addition* to the amount required by the ordinance, these changes even further reduce the parking requirements for the building; but the same number of off-street parking spaces originally proposed are still being provided.
3. Applicant has added visual and auditory signals to the driveway (as requested by commissioner McCourt).

Further Plan Amendments Proposed by Applicant

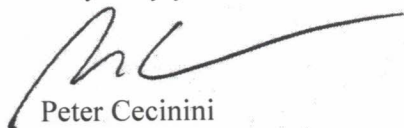
1. Applicant has commissioned a traffic study for the Board's review and approval, to address

any concerns about additional traffic the project could bring to the block. This traffic study has found that the proposed construction would result in a "an average of only one (1) additional vehicle every 8 to 9 minutes which would not be perceptible beyond existing conditions."

2. Applicant has added additional amenities to the rooftop space for the occupants of the building, including an outdoor kitchen area, additional seating and additional planters and greenery.
3. If requested and if allowed by engineering, the applicant is willing to further reduce the curb cut size from 14' down to 10' or to the narrowest width allowed by code for this type of driveway. It should be noted however that as it stands with the originally proposed 14' curb cut, the applicant is adding one on-street parking space to the block already (by eliminating one of the two that currently exist at the site). It is not likely that narrowing the curb cut further will add more parking to the street but it might eliminate or at least reduce the scope of the curb cut variance requested.
4. Applicant will provide an updated neighborhood density analysis.
5. Applicant is willing to convert the units to condominiums after construction if requested, to address any concerns about the level of home ownership in the neighborhood.

It is hoped that the amendments proposed will address the concerns of the originally dissenting commissioners, and allow this project to be approved.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Peter Cecinini', with a long horizontal flourish extending to the right.

Peter Cecinini