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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP
Consulting Planner

DATE: February 2, 2021

RE: **LEG-BP Bayonne Owner, LLC
Preliminary and Final Major Site Plan
Planning Report # 1
Block 1180 Lot 1.01; Block 680 Lot 1; Block 800 Lot 1; Block 801 Lot 1; Block 802
Lot 1; Block 830 Lot 1.05; Block 900 Lot 1.01; Block 930 Lot 1; Block 935 Lot 1;
Block 1000 Lot 1.01; Portion of Road A (aka memorial Boulevard); Portion of Road
D.
Bayonne, New Jersey
Our File: PBYP1180.04
Application # P-21-002**

As requested, we have reviewed the above referenced application for a Major Site Plan site plan for the aforementioned application located on the former Military Ocean Terminal at Bayonne Peninsula. The proposed development is part of the Redevelopment Plan for the Peninsula at Bayonne Harbor Redevelopment Plan

The following documents were reviewed for this application:

- Application form
- Twenty Five (25) sheets titled "Application for Preliminary and Final Site Plan –Bayonne Logistics Center", prepared by Langan Engineering and Environmental Services Inc., dated January 25, 2019 and latest revised January 13, 2021
- One (1) sheet titled "Final Plat Major Subdivision", prepared by Langan Engineering and Environmental Services Inc., and dated January 13, 2021 and latest revised January 25, 2021
- Twenty Five (25) sheets titled "Drainage Plan", prepared by Langan Engineering and Environmental Services Inc., dated January 13, 2021
- Twenty Five (25) sheets titled "Sanitary Profiles", prepared by Langan Engineering and Environmental Services Inc., dated January 13, 2021
- Twenty Six (26) sheets titled "Details III", prepared by Langan Engineering and Environmental Services Inc., dated January 25, 2019 and latest revised January 13, 2021
- Two (2) sheets of architectural floor plans and elevation titled "Bayonne Logistics Center- Building 100" prepared by Ware Malcomb, dated November 5, 2019
- Three (3) sheets of architectural floor plans and elevation titled "Bayonne Logistics Center- Building 200" prepared by Margulies Hoelzli Architecture, dated January 15, 2021



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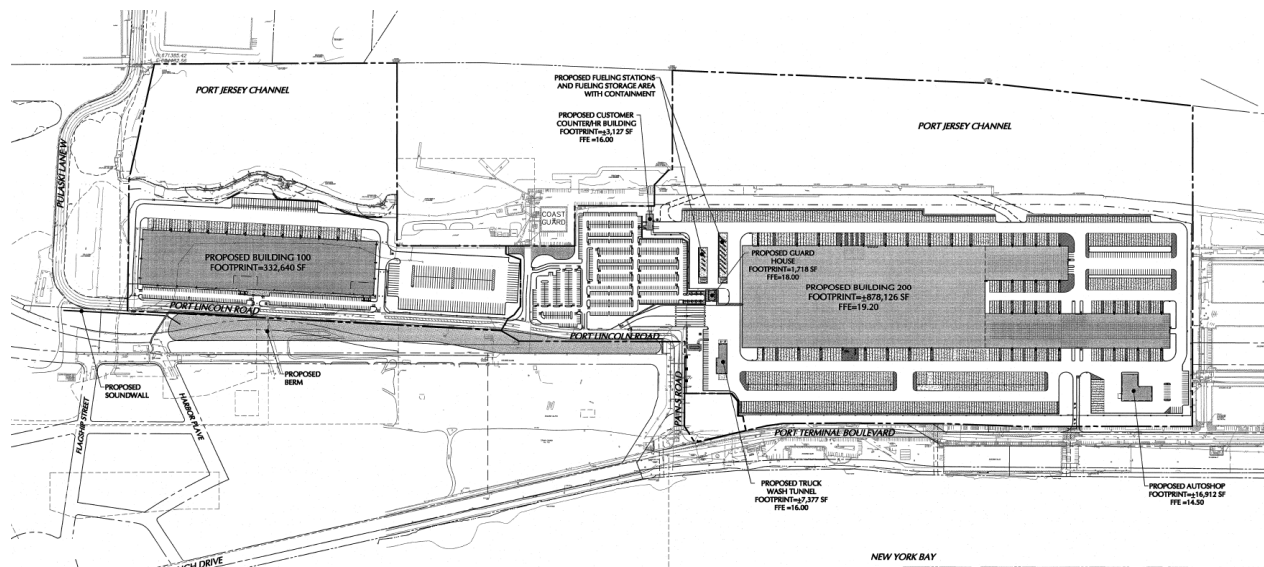
- Five (5) sheets of architectural floor plans and elevations titled “ Bayonne Logistics Center-Autoshop”, prepared by J & K Architects and Engineers, dated January 11, 2021
- One (1) copy of Environmental Impact Statement prepared by Langan Engineering and Environmental Services, Inc., dated January 15, 2021
- One (1) copy of Traffic Statement for Bayonne Logistics prepared by Langan Engineering and Environmental Services dated January 13, 2021
- One (1) copy of Photo Report prepared by Langan Engineering dated January 13, 2021
- One (1) copy of Acoustical Evaluation Report prepared by Lewis S. Goodfriend and Associates dated January 13, 2021

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

1. Summary of Application

The Applicant, LEG-BP Bayonne Owner LLC is seeking preliminary and final major site plan and subdivision approval in order to develop the aforementioned property with a warehouse/distribution facility. The subject site was part of a previous approval including subdivision and site plan approval in 2018 and 2019.

With this proposal applicant is proposing to subdivide the aforementioned properties into three lots and proposing two warehouse and distribution facility on the two lots.





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Proposed Building 1 or as identified on site plan as Building 100 is proposed to be one story building of 49 feet in height and a total floor area of \pm 332,640 square feet. Surrounding this building is proposed 227 surface car parking spaces to be located south and east of the proposed building. 68 loading dock spaces are proposed along the northern façade of the proposed building. Also, 36 trailer parking spaces are proposed opposite the proposed loading docks, along northern portion of the site. Additionally, 140 trailer parking spaces are proposed east of the proposed building.

The proposed warehouse is proposed as a built to suite type of facility that may contain one to several tenants. The proposed building is to contain two office areas of 8,330 square feet. These are proposed to be located in south central and eastern portion of the building. Pedestrian entrance to the building is to be provided from these locations.

Proposed Building 2 or as identified on site plan as Building 200 is to be placed on proposed Lot 1.02. This building is proposed to be \pm 878,126 square feet in floor area with a proposed height of 45 feet. A total of 830 parking spaces are proposed, to the west of the proposed building. Loading docks and trailer parking is provided all around the proposed building. Applicant should provide the total number of loading docks and trailer parking proposed.

In addition to the main building, the lot shall also be developed with several other accessory buildings, including \pm 7,377 square feet of proposed truck wash tunnel, \pm 1,718 square feet of proposed guard house, \pm 16,912 square feet of proposed autoshop and \pm 3,127 square feet of proposed HR building.

2. Review:

- (a) **Proposed Use:** Per the Redevelopment Plan for the Peninsula at Bayonne Harbor, the subject site is located in the Maritime District. The zone permits warehouses as a permitted use. Additionally, the zone permits outdoor storage of vehicles, equipment, machinery, goods or materials. With the proposed trailer parking space, applicant should confirm if trailers are to be stored on site. Further, applicant should clarify if any cargo handling equipment is proposed on site. Additional accessory uses such as truck wash facility, maintenance garage, fueling services is permitted per 2020 amendment.

The zone further permits parking facility as a principal use within Maritime District. Proposed Lot C is noted as future motor vehicle parking space.



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(b) **Area and Bulk Standards:** Per the redevelopment plan, the following is noted:

Regulations	Required	Lot A	Lot B	Lot C
Minimum Lot Frontage	100 feet or access acceptable to the approving authority	1,899.23	841.44	373.44
Minimum Lot Depth	200 feet	>406 ft.	> 435	±226
Maximum Tract Coverage	100% of total tract area	53.7%		
Building and Outdoor Storage Setbacks	20 feet from Tract perimeter, excepting dockside locations	60.6 ft.	20.0 ft.	NA
Max. Building Height	4 sty/ 54 ft.	1 sty/ 49 ft.	44.52	NA
Max. Floor Area Ratio	0.5	0.17	0.18	NA

NA- Not applicable *to be acceptable by approving authority

(c) **Additional Requirements:**

(i)- **Visual and/or Sound Attenuation Wall:** Per section 2.11.4. 1, a sound attenuation wall or landscape berm shall be required along any tract perimeter adjacent to residential, commercial, open space and institutional uses. Further, per 2018 Amendment, the wall height shall not exceed 12 feet. The revised plan proposes a 12 feet sound wall along with green berm is proposed along southern lot line of the proposed development. The following is noted:

1. Previously the sound wall was designed to be 625 feet long and of 16 feet height. The revised wall is shown to be 12 feet. The revised acoustical evaluation does not note of the height change. This should be clarified that due to the height change there is no impact to the ambient sounds and that required the sound level of 65 dBA during daytime and 50 dBA during nighttime shall be met.
2. The acoustical expert report proposes a 8 foot tall solid fence wall on the east side of proposed Lot B from switch gear to south property line. The proposal shows an 8-foot ply wall that converts to an 8-foot chain link fence along the southern property line. Applicant should discuss the type of fence proposed and its visual compatibility with the surrounding area.

(ii) **Access:** Per section 2.11.4. 2, no vehicular access from the Maritime District to Chosin Few Way or Memorial Blvd shall be established. The proposal shows access to site from Port Lincoln Road to Pulaski Lane W. This complies.



(d) **Parking:** The following is noted:

(i)- Per section 2.3.1.2, overnight parking of commercial vehicles having a registered gross vehicle weight exceeding 12,000 lbs. is permitted in Maritime district. Given the type of use, overnight trailer parking is expected. This complies. Applicant should however discuss if these parked trailer shall be used for storage over extended period of time.

(ii) The following table notes the requirements per redevelopment plan and the proposed developments compliance/non-compliance with the same:

Regulations	Requirement	Proposed
Warehouse	1 space per 8,000 sq. ft of GFA Bldg. 1 = 332,640/8,000 = 42 Bldg. 2+ Accessory buildings = 916,176 /8,000= 114 Total = 156 ps	Bldg. 1 = 227 ps Bldg. 2= 830 ps Total = 1,057ps
Warehouse Loading	No limit in the Maritime District	Bldg.1 = 66 (loading space) Bldg.1= 176 (Trailer spaces) Bldg. 2= 262 (loading space) Bldg. 2 = 799 (trailer/ air van etc.)

GFA – Gross Floor Area; ps= parking spaces

- Applicant should discuss the need for extensive amount of parking provided. The proposed number of parking spaces is almost 7 times of what is required.
- Given the number of parking spaces proposed, applicant should discuss if any spaces for EV (Electric Vehicle car charging station) spaces are considered.

(e) **Building Design:** Per the Amendment, Building Design for Maritime District is specified in Appendix A of this Addendum. The following is noted:

(i) – New Industrial buildings shall be attractive and avoid long, monotonous facades. Applicant through their testimony and presentation discuss if this regulation is being met.



(ii) - The unified design theme of the proposed building should be discussed. Specifically, as it relates to proposed building and accessory buildings on Lot B

(iii) Building walls should be articulated through the use of texture, color, material changes and other façade treatments. Perimeter plantings should be provided. Applicant should discuss the various material or color changes proposed to break up the building façade. Additional details regarding proposed type of building materials especially along front façade should be discussed.

(f) **Landscaping:** A landscaping berm is proposed along the southerly boundary of the Maritime Industrial district adjacent to Bayonne Bay District. Per the 2018 amendment, the top of the berm shall incorporate trees and other plantings in accordance with a landscape plan to be approved by Planning Board. Per the landscape plan, the proposed berm is to be planted with meadow mix A, no plantings are proposed. This is to be revised.

(g) **Solid Waste and Recycling:** Per the amendment, each building shall be designed to provide adequate solid waste disposal. There shall be at least one trash and recycling pick up location provided for each building. Building 1 or 100 shows two outdoor trash locations along the north façade of the building. Applicant should provide testimony of proposed trash and recycling for proposed Building 2 or 200. A note is provided that states it is assumed trash will be handled indoors. Applicant to confirm.

(h) **Signs:** The following is noted:

(i) **Free standing-**

No sign is shown for proposed Lot A or Building 100. Applicant should confirm. It is recommended that signage for Lot A not be considered part of this application as sufficient details to determine proposed signs compliance with the regulation cannot be determined.

For proposed Lot B or Building 200 two signs are shown proposed off of Port Lincoln Road. The proposed signs are to be internally illumination of 88 square feet and 22 square feet. No other details are shown. Per 2.5.21, freestanding business signs are permitted to be 20 feet setback from street ROW, not exceed 100 square feet and no higher than 15 feet. Details of the signs should be provided to determine compliance. Additionally, testimony should be provided regarding compliance of the proposed signage with regulation.

(iv) **Façade/wall signs:** Per section 2.5.21.3, wall sign not to exceed 5% of the total façade area. Applicant should confirm the area of the proposed sign meets the regulation. No details of wall sign are shown for Building 100. One logo sign is shown for Building 200 however no details are provided. No illuminated signs are permitted on building facades that face adjoining lands



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zoned for residential development. Applicant should clarify if the proposed signs are to be illuminated.

- (h) The Applicant shall be prepared to discuss any additional permits/approvals required by outside agencies.
- (i) We defer to the Board Engineer regarding drainage, storm water 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: Land Use Administrator
Board Attorney
City Engineer
Zoning Officer
City Planner