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Notice Content

NOTICE OF PUBLIC MEETING CITY OF BAYONNE PLANNING BOARD PLEASE TAKE NOTICE that the City of Bayonne Planning Board (the "Board") will hold an in-person public meeting on August 10, 2021 at 6:00 p.m. in the Dorothy E. Harrington Council Chambers of Bayonne City Hall, which is located at 630 Avenue C, Bayonne, New Jersey 07002, to review and take formal action on an application for preliminary and final major subdivision approval, preliminary and final major site plan approval (for a phased, mixed-use development), bulk variance and/or design exception approval, and extended zoning protection (the "Application") filed by Bayview JV, LLC (the "Applicant"), with respect to properties having street addresses of 159-161 Avenue A, 175 Avenue A, Avenue A and North Street, Avenue A and Newark Bay, and West 5th Street, Bayonne, New Jersey 07002, which are designated as Block 300.01, Lots 1, 2, and 3; Block 301.03, Lots 2 and 3; and Block 511, Lot 1 (Block 511, Lot 1 is assessed as an additional lot under Block 511, Lot 2) on the City of Bayonne Tax Duplicate (the "Property"). The Property is governed by the Bayview Redevelopment Plan, which permits mixed-use (multi-family residential and commercial/retail uses) projects. The Applicant is proposing to (a) demolish existing site improvements (except the existing fitness center, which will remain), (b) subdivide a portion of the Property, and, (c) pursuant to the density bonus set forth in the Bayview Redevelopment Plan, construct a total of 1,100 residential units, up to 55,000 square feet of commercial/retail space, and 1,596 total parking spaces on the Property. Specifically, the Applicant seeks (a) preliminary and final major subdivision approval to subdivide Block 300.01, Lots 1, 2, and 3 into five (5) development lots and three (3) common lots and (b) preliminary and final major site plan approval to construct four (4) new mixed-use buildings, to make improvements to the existing fitness center, and to construct various other improvements on the Property, all as shown on the filed plans and in accordance with the following: Proposed Development Lot 3.01 will be approximately 18,851 square feet (0.433 acres) and will consist of improvements to the existing fitness center (identified as Building B1 on the filed plans), including faade improvements and the reconfiguration of the refuse and loading area. The existing fitness center consists of a one-story, approximately 14,278 square-foot building and all other improvements shown on the filed plans. The parking for the fitness center will be provided in the parking garage of Building B2. Proposed Development Lot 3.02 will be approximately 51,050 square feet (1.172 acres) and will consist of an 8-story, mixed-use building (identified as Building B2 on the filed plans) with 182 residential units, approximately 6,585 square feet of commercial/retail space, approximately 3,185 square feet of amenity space, rooftop amenity space, 3 floors of parking containing 296 parking spaces, and all other improvements shown on the filed plans. Proposed Development Lot 3.03 will be approximately 80,477 square feet (1.848 acres) and will consist of a 12-story, mixed-use building (identified as Building B3 on the filed plans) with 415 residential units, approximately 2,750 square feet of commercial/retail space, approximately 22,945 square feet of amenity space (including rooftop amenity space), 5 floors of parking

containing 456 parking spaces, and all other improvements shown on the filed plans. Proposed Development Lot 3.04 will be approximately 68,627 square feet (1.575 acres) and will consist of a 12-story, mixed-use building (identified as Building B4 on the filed plans) with 303 residential units, approximately 4,780 square feet of commercial/retail space, approximately 18,105 square feet of rooftop and ground floor restaurant space including outdoor seating, approximately 13,520 square feet of amenity space, rooftop amenity space, 5 floors of parking containing 396 parking spaces, and all other improvements shown on the filed plans. Proposed Development Lot 3.05 will be approximately 62,313 square feet (1.431 acres) and will consist of an 8-story, mixed-use building (identified as Building B5 on the filed plans) with 200 residential units (which may include Senior Age Restricted Housing in accordance with the Bayview Redevelopment Plan), approximately 7,235 square feet of commercial/retail space, approximately 2,675 square feet of amenity space, rooftop amenity space, 3 floors of parking containing 283 parking spaces, and all other improvements shown on the filed plans. Proposed Common Lot 3.06 will be approximately 18,454 square feet (0.424 acres) and will consist of publicly-accessible parkland and all other improvements shown on the filed plans. Proposed Common Lot 3.07 will be approximately 249,393 square feet (5.738 acres) and will consist of publicly-accessible streets, right-of-ways, sidewalks, surface parking, and all other improvements shown on the filed plans. Proposed Common Lot 1.01 will be approximately 141,681 square feet (3.253 acres) and will consist of publicly-accessible lands of which 103,108 square feet are uplands with the remainder in the Newark Bay. The publicly-accessible lands will include a waterfront park, waterfront walkway, an amphitheater, a waterfront pier, and all other improvements shown on the filed plans. The proposed development will continue to provide access to and from Avenue A via the existing access driveway that is located just south of North Street. New vehicular access is being proposed along Avenue A via a new roadway (to be constructed over Block 511, Lot 1 and Block 301.03, Lots 2 and 3) across from the Route 440 access ramps. An emergency vehicle access point will also be provided to the Property via North Street. All mixed-used buildings parcels are interconnected via internal drive aisles. Vehicular access to the proposed buildings will be provided through each building's parking garage via driveways off proposed internal drive aisles. There will be also be 165 surface parking spaces located throughout the Property. A shuttle service will also be provided to the nearest station of the Light Rail after 400 residential units have received temporary certificates of occupancy. Additional proposed improvements include new lighting, light pole fixtures, landscaping, streetscape improvements, traffic improvements, stormwater management improvements, utility services, building signs, roadway signs, directory signs, and all other improvements shown on the filed plans. The Applicant seeks the following bulk variance approval and/or design exception relief: Size of proposed residential building sign on Building B2 exceeds maximum residential building sign size (30 square feet permitted; 220 square feet proposed); Number and size of commercial building signs on Building B1 exceed the maximum number and size of commercial building signs (this is an existing condition, which will remain); and Maximum illumination of lighting greater than permitted (in certain locations on the Property, lighting levels will exceed the maximum of 0.5 footcandles along the side and rear yards and the 3.0 footcandle maximum along street frontages). The Applicant also (a) seeks approval to phase the project in accordance with a phasing plan that was submitted with the Application and (b) requests extended zoning protection of twenty (20) years from the date of resolution adoption (should the Board act favorably on the Application). In addition, the Applicant seeks any and all approvals for existing non-conformities, de minimis exceptions from the New Jersey Residential Site Improvements Standards, exceptions, waivers, submission waivers, variances, interpretations, and other approvals as reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application. When this case is called, interested parties may appear at the hearing, either themselves or by attorney, and present any questions, comments or objections that they may have to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. At least 10 days before the meeting, the Application and supporting materials (including maps, documents, and plans) will be on file and available for public inspection during normal business hours with the Board and/or the Board's Administrative Officer at the Board Offices located in Bayonne City Hall, 630 Avenue C, Bayonne, New Jersey 07002. You may arrange inspection of same by contacting Board Secretary Alicia Losonczy by (a) email at alosonczy@baynj.org or (b) telephone at 201-858-6182 during normal business hours. In addition, at least 10 days before the meeting, the Application and supporting materials (including maps, documents, and plans) will be available for public inspection free of charge by using the City of Bayonne website as follows: Navigate to the City's webpage with this link: <https://www.bayonnenj.org/> Scroll down the page and click on the link entitled "PB Meeting Exhibits" Scroll down the page to the Board meeting date for the Application The Application and supporting materials will be posted under a heading for this Application Exhibits that will be relied on the hearing will be on file and available for public inspection, as set forth above, at least two (2) days before the hearing at the web page set forth above and/or by contacting Alicia Losonczy as set forth above. The Applicant may also present additional exhibits at the in-person hearing. To the extent that they are available before the hearing, reports of Board professionals will also be on file and available for public inspection, as set forth above, at the web page set forth above and/or by contacting Alicia Losonczy as set forth above. Michael Miceli, Esq. Prime & Tuvel 50 Harrison Street, PH #511 Hoboken, New Jersey 07030 Phone: (201) 883-1010 Email: mike@primelaw.com Attorneys for Bayview JV, LLC 07/29/21 \$606.10

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