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MEMO TO: City of Bayonne Planning Board

FROM: TRC Committee  
 Robert Russo, P.E. City Engineer's Office  
 Malvika Apte, PP/AICP Consulting City Planner  
 Richard N. Campisano, Esq. Board Attorney  
 Alicia Losonczy, Board Secretary  
 Tracey Tuohy, Zoning Officer  
 Melissa Mathews, Business Administrator  
 Joseph DeMarco, Esq. Redevelopment Counsel  
 Suzanne Mack, PP, City Planner

DATE: March 8, 2021

RE: **Ryan S. Ehrlich, LLC**  
**TRC Meeting Report**  
**Block 146 Lot 27**  
**40 E 33<sup>rd</sup> St.**  
**Bayonne, New Jersey**  
**Our File: PBZ0146.02**  
**TRC # 20-549**

Applicant and their representatives met the Technical Review Committee (TRC) on January 6, 2021 via Zoom (virtual platform) at 10:00 am

The following documents were reviewed:

- Application Form
- Site Plan (3 sheets) titled "proposed new driveway in existing 2 story frame dwelling", prepared by CPA Architecture, latest revised August 3, 2020

### 1. Summary of Proposal

The applicant is proposing to construct two parking spaces in front of the Single Family unit to permit two (2) on-site parking spaces as well as curb cut.



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The subject site is located in R-2 Residential District, wherein one family is a permitted use. However, the proposal needs bulk variances.

## 2. TRC Committee recommendation

With this proposal applicant is proposing to create two parking spaces on site for the existing one-family unit. The proposed parking spaces encroach outside the property line, and does not meet the required length of 20 feet depth on site. **Waiver is required.**

A new curb cut of 15 feet is proposed. **Waiver is required for a curb cut.**

Details regarding impervious coverage of the site should be provided. Further, details regarding the number of on street parking spaces that would be removed due to the proposed parking on site and curb cut.

**The TRC committee concludes that this proposal should weigh in the benefits vs. burdens with the proposed project.**

If you should have any questions with regard to the above matter, please do not hesitate to call.