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MEMO TO: City of Bayonne Planning Board

FROM: Malvika Apte, PP/AICP *MA*  
Consulting City Planner

DATE: October 27, 2021

RE: J & J Builders, LLC  
Minor Subdivision  
Preliminary and Final Major Site Plan  
**Planning Report # 1**  
Block 458 Lots 7, 8, and 9  
196 A- 196 Avenue E; 196-198 Avenue E and 200 Avenue E  
Bayonne, New Jersey  
Our File: PBYP0458.05  
Application # P-21-018

As per your request, we have reviewed the aforementioned referenced application:

1. Application Form; Statement of Application;
2. One (1) sheet of Survey of Lots 7,8 and 9, Block 458, prepared by Richard G. Ruchalski, PLS, CPL Partnership, dated November 11, 2019
3. Twenty One Sheets (21) Site Engineering and Architectural Plans entitled " Avenue E Lofts, Preliminary and Final Site Plan Submission", prepared by *Inglese Architecture + Engineering*", dated April 23, 2021

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

1. Summary of Application

The applicant, J & J Builders, LLC is seeking a preliminary and final major site plan approval to develop the aforementioned properties into a six (6) story multifamily development comprising of forty (40) residential units.

The site comprising of three (3) lots identified as Lots 7, 8 and 9 and Block 458, is located on Avenue E opposite the E 19<sup>th</sup> Street intersection. The site is approximately 12,500 square feet in area with approximately 125 ft of street frontage. The depth of the property is approximately 100 feet.

The proposal includes four (4) studios, seventeen (17) one bedroom and nineteen (19) two bedrooms to be located from second to sixth floor. The sixth floor is to contain duplex apartments

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City of Bayonne Planning Board  
 J & J Builders, LLC (P-21-018)  
 Preliminary and Final Site Plan/ Preliminary and Major Subdivision

October 27, 2021  
 PBYP0458.05  
 Page 2

between the fifth and sixth story. The unit sizes range from 535-550 square feet for studios, 700-1,000 square feet for one bedroom and 905-1,085 square feet to two bedroom units.

The first floor shall contain garage parking space containing 37 mechanical parking spaces, two (2) ADA parking stalls and (2) EV parking spaces, for a total of 41 parking spaces. The first floor shall also contain, a 500 square feet bike storage room, a 450 square feet lobby aream, a mail package room and other utility rooms. A 810 square feet area indoor amenity space is proposed on the sixth floor along with outdoor green roof space.

2. Zoning and Bulk Variances:

(a) Use: The site is regulated by 196-200 Avenue E Redevelopment Plan dated and latest revised July 15, 2020. Per the redevelopment plan, multifamily residential dwelling is a permitted use.

(b) Bulk Standards:

The following table notes the proposed development's compliance/non-compliance with Redevelopment Plan's zoning regulations:

<b>Bulk Standards: Bayview Redevelopment Plan</b>		
<b>Design Standards</b>	<b>Requirements</b>	<b>Proposed</b>
Maximum Building Height (sty/ht.)	6/95 ft.	6/66.83
	Partial sixth story	provided
Minimum Building Setback		
From Street Lines (ft.)	0	0
From Block 458 Lot 10 (ft.)	5	5
From Block 458 Lot 6 (ft.)	3	3
From NJ Transit (ft.)	0-5	0*
Maximum Tract Coverage (%)	95%	94%
Maximum Density	40 units	40
Min. Residential Floor Area		
Studio (sq. ft.)	525	535
One-bedroom(sq. ft.)	725	<b>700 (V)</b>
Two-bedroom(sq. ft.)	900	905
<i>V-variance</i>		



City of Bayonne Planning Board  
 J & J Builders, LLC (P-21-018)  
 Preliminary and Final Site Plan/ Preliminary and Major Subdivision

October 27, 2021  
 PBYP0458.05  
 Page 3

1. Per the Redevelopment plan, setback from NJ Transit way is required to be between 0-5 feet per NJ Transit. Decisions by NJ Transit shall be submitted to the Land Use Administrator prior to TRC. **Applicant should confirm if such a decision/letter should be submitted.**
2. Per Redevelopment no more than 70% of units shall have the same number of bedrooms. The proposal includes 4 studios, 17 one bedrooms and 19 two bedrooms, all under 70% requirement. This complies.

(c) Parking Standards:

Design Standards	Requirement	Proposed
Residential Unit	1 sp/ unit = 40 x 1= 40 spaces	41 spaces
Bicycle Parking	1 space per 5 dwelling units = 8 spaces	40 spaces
Electric Vehicle ( EV) spaces	1 EV/ 30 spaces = 2 spaces	2 EV spaces
Max. Driveway Width ( ft.)	20	22 (V)

(v)- variance

3. Additional Comments:

- (a) Building Design: Detailed testimony regarding the building design and its compliance with redevelopment plan should be provided. This should include the type of building materials proposed along the façade. All building façade shall be designed to be attractive from each vantage point and be consistent in their quality and finish on all elevations.

Further applicant should discuss the location of mechanical equipment and how this will be buffered.

- (b) Open Space: A minimum of 20% of the redevelopment area is required to be open space. This calculates to 2,500 square feet. Per the site plan, 6,120 square feet of green roof is proposed, which is 67%. This complies.
- (c) Green roof: Details regarding green roof should be provided. Minimum 25% of roof is required to be green roof. Testimony regarding compliance with this item should be provided.
- (d) Lighting: Per Redevelopment Plan, maximum illumination of 0.5foot-candles is permitted along side and rear yards and 3.0 feet along street frontage. **Deviation from this standard is required since the illumination level is above 3.0 footcandles.**



City of Bayonne Planning Board  
J & J Builders, LLC (P-21-018)  
Preliminary and Final Site Plan/ Preliminary and Major Subdivision

October 27, 2021  
PBYP0458.05  
Page 4

- (e) Signage: A sign is proposed along the north elevation of the building. The proposed sign is 30 square feet. Details on color and lighting of the sign should be provided.
- (f) Landscaping:
  - (i) A not stating “any landscaping which is not resistant to the environment or dies within two (2) years of planting shall be replaced by the Redeveloper” should be added to the landscaping plan.
- (i) Trash and Recycling: A detailed testimony regarding the operations and trash pick-up along with truck turning diagrams should be provided. The trash and operations manual must include the estimate amount of trash, a recycling separation procedure and other details.
- (j) Affordable Housing: Affordable housing obligations shall be established in the Redevelopment Agreement. Testimony regarding the same should be provided.
- (k) We defer to the Board Engineer regarding drainage, storm water, traffic and other engineering issues related to the site.
- (l) The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.

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

cc: Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator  
Richard N. Campisano, Esq., Board Attorney  
Robert J Russo, PE, PP, CME, City Engineer  
Tracey Tuohy, Zoning Officer  
Andrew W. Raichle, PE, Consulting Engineer  
Suzanne Mack PP, AICP, City Planner  
Mathew Posada Esq. Applicant’s Attorney