



MEMORANDUM

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To: City of Bayonne Planning Board
From: Brian Slaugh, PP, AICP, Planning Consultant
Re: 455-461 Avenue C Redevelopment Plan
Potential Revisions
Date: March 11, 2024

Following the release of the 455-461 Avenue C Redevelopment Plan, the landowner’s attorney requested additional technical changes to the plan’s development regulations based on preliminary architectural plans that they had in progress. These changes were discussed with Mr. Skillender, Department of Planning, Zoning and Development supervisor as to their reasonableness and consequences on March 8. Following from this meeting, we offer the following potential amendments for the Planning Board’s consideration. The original wording is shown and potential amendments struck-thru to eliminate the text and red letters for new wording.

Page 20, Paragraph K.2

- K. Residential rooftop personal recreation facility. Residential rooftop personal recreation facilities may be located on any roof surface, provided that the following standards shall be met:
 - 1. The residential rooftop amenity shall be set back from any adjacent property ~~or street right of way~~ by a minimum of five feet.
 - 2. A ~~five-foot~~ **three-foot** buffer shall be required between any residential rooftop amenity and adjacent property ~~or street right of way~~.

Page 22, Paragraph D.3

- D. Driveway Access.
 - 3. Minimum separation. No driveway shall be located within ~~40~~ **25** feet of another driveway on the same side of the street, as measured from the centerline of each driveway.

Page 26, Paragraph C.2

- C. Building Design.

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2. Lobby Location. A residential lobby is permitted on Avenue C. The ground floor corner of the building shall contain a prominent entrance feature that defines the base of the building and is the singular architectural component from which the other architectural elements of the building's design are derived. The entrance may provide access to the residential, non-residential or both uses of the building. See also, Section 6.2 H.

Page 28, Paragraph H.1-3

H. All ~~The buildings~~ building shall provide a main corner entrance onto ~~a the street streets.~~

~~r. The corner of Avenue C and West 20th Street should contain entrances on both sides of the corner leading to a shared interior vestibule space.~~

1. Ground floor commercial uses permitted pursuant to §5.4.A.2 shall be at street level with entrances that open directly onto the sidewalk. Other entrances may be provided from parking areas or any other place necessary to the design of the building.

2. Entrances shall be designed to be attractive and functional. In addition to any sidewalk variation or color change, indicators such as awnings, changes in height incorporating stairs, or similar architectural component consistent with the design, proportions, materials and character of the adjacent areas shall be encouraged.

Page 30, Paragraph 5

5. The Tree Zone. The Tree Zone is the portion of the sidewalk furthest from the building and shall be a minimum of ~~five~~ four feet wide.

Page 37, Paragraph 4

4. All exterior mechanical equipment serving the buildings shall be placed on the roof of the building. This equipment shall be screened in a manner consistent with the architecture of the building and shall utilize the same material used in construction of the building such that screening appears to be integral part of the building.

I look forward to discussing these potential amendments with the Board.