

A-11

STORMWATER MANAGEMENT REPORT

for

**38 EAST 25TH. STREET
BAYONNE CITY
HUDSON COUNTY, NEW JERSEY**

Developer

38 EAST 25TH. STREET, LLC

Prepared by



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1. Introduction

The project is comprised of Block 191 Lot 6 in Bayonne City, Hudson County, New Jersey and is located at 38 East 25th. Street. The project consists of Four (4) Stories (5) Building with footprint of 2,015 sf. Five (5) Family Dwellings. Four parking spaces are proposed within the property, utilities, and related site improvements.

The purpose of this report is to analyze the stormwater drainage conditions that will occur because of the Five-Family dwellings construction, The site previously occupied by a Two-Story Frame dwelling, Asphalt driveway and Masonry Garage at the back of the property and is currently vacant. The applicant/owner has retained SAM Consulting Engineers, LLC to define and analyze the stormwater drainage conditions that would occur as a result of the development of Block 191 Lot 6 in Bayonne City, Hudson County, New Jersey.

This Stormwater Study identifies and describes how the design measures set forth by NJAC 7:8 and Chapter 30 of Bayonne City Ordinance are achieved to minimize the adverse impact of stormwater runoff quantity and quality in receiving water bodies and ground water recharge into subsurface soils.

It is important to note that the project is located on a previously developed site within the Metropolitan Planning Area (PA-1) and per N.J.A.C. 7:8 is exempted from the groundwater recharge requirements of same as part of the Urban Redevelopment Area.

2. Existing Conditions

The site is occupied by a Two-Story Frame dwelling, Asphalt driveway and Masonry Garage with 96% impervious coverage (3,497 square feet), 4% of previous cover (145 square feet) planter boxes and currently vacant. The Lot area is 3,642.4 square feet (+/- 0.084 Acre) per Bayonne City Tax Map and the site generally has a moderate slope towards East 25th. Street.

3. Proposed Conditions

The proposed construction consists of a four (4) story Five (5) Family dwelling with 4,260 square feet of residential areas, 945 square feet of Common area, and (167 square feet) of green areas.

The total area of proposed 95.4% impervious cover is (3,475 Square Feet 0.041 Acre), The area of 4.6% pervious coverage consists of (167 square feet 0.004 Acre) green areas.

The limit of land disturbance anticipated to be 4,494 square feet (0.103Acre) including the right of way and utilities improvement areas.

4. Project Classification

The proposed development creates 3,100 Square Feet (0.071 Acre) of regulated impervious surfaces and (375) Square Feet (0.009) Acre of regulated motor vehicle surfaces. per Bayonne City § 30-2 the project is classified as Minor Development for the following reasons:

- The disturbance of one or more acres of land since February 2, 2004.
- The creation of 1/4 acre or more of regulated impervious surface since February 2, 2004.
- The creation of 1/4 acre or more of regulated motor vehicle surface since March 2, 2021 (or the effective date of §§ 30-1 through 30-11 of this chapter, whichever is earlier); or
- A combination of Subsection a2 and 3 above that totals an area of 1/4 acre or more. The same surface shall not be counted twice when determining if the combination area equals 1/4 acre or more.

5. Conclusion

Due to the fact that the proposed development is classified as a minor project according to Bayonne City, Hudson County and New Jersey State regulations it is anticipated that the project will result in no negative impact to the surrounding neighboring properties.



38 East 25th. Street Existing Conditions



38 East 25th. Street Proposed Conditions

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