

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME



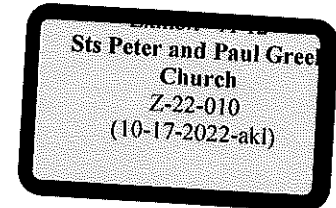
TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

MEMO TO: City of Bayonne  
Zoning Board

FROM: Robert J. Russo, P.E., P.P., C.M.E.  
City Engineer's Office

DATE: October 13, 2022

RE: **Saint Peter and Paul Orthodox Church**  
**Report #1**  
**Block 170, Lots 2 & 24**  
**93-95 West 27<sup>th</sup> Street/94-96 West 28<sup>th</sup> Street**  
**Bayonne, New Jersey**  
**Our File: PBYZ0170.02/600.01**  
**Application # Z-22-010**



As per your request, this office has reviewed the following documents relative to the above referenced minor subdivision plan application:

- Minor Subdivision Plat, as prepared by Schmidt Surveying, Inc. dated March 26, 2021, with latest revision date of May 25, 2022;
- Survey of Property, as prepared by Schmidt Surveying, Inc. dated March 26, 2021, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

**A. PROJECT OVERVIEW**

1. The site, containing two (2) lots, has frontage on the south side of West 28<sup>th</sup> Street and the north side of West 27<sup>th</sup> Street east of their intersection with Kennedy Blvd. The total site consists of two (2) – 2 ½ story dwellings which front on West 27<sup>th</sup> Street, a one-story Church annex building and a Church which has frontage on West 28<sup>th</sup> Street. The applicant is proposing to relocate the lot line between lots 2 and 24 so that the annex is located completely on the Church lot. The applicant is also proposing to subdivide lot 2 so that each dwelling is located on its own lot. The applicant is not proposing any site improvements at this time.

We defer the review of the zoning related issues to the Board Planning Consultant except where they may pertain to engineering issues.



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**B. GENERAL REVIEW**

1. Subdivision Map Review:

- a. The applicant should add all certifications and signature lines per the Map Filing Law.
- b. The applicant should contact the Bayonne Tax Assessors Office for assignment of updated Tax Lot numbers for the new lots.

2. The applicant should provide Metes and Bounds descriptions for review.

3. As noted above, the applicant is not proposing any site improvements as part of this application. Therefore, we do not believe there is a need to provide a further engineering review. If the Board should require the applicant to perform any site improvements, we will provide a further review of same.

Should you have any questions regarding this matter, please do not hesitate to contact this office.

RJR/rr

cc: Land Use Administrator  
Board Attorney  
Board Planner  
City Planner  
Zoning Officer  
Saint Peter and Paul's Greek Church, Applicant  
Peter Cecinini, Esq., Applicant's Attorney  
Andrew Schmidt, PLS, Applicant's Surveyor