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MEMO TO: City of Bayonne
Planning Board

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

DATE: September 7, 2021

RE: **John and Maryan, LLC
Major Site Plan and Minor Subdivision
Report #1
Block 33, Lot 20
126-128 West 54th Street;
Bayonne, New Jersey
Our File: PBYP0033.01/600.01
Application # P-19-038**

As per your request, this office has reviewed the following documents relative to the above referenced preliminary and final site plan application:

- Site Plan, as prepared by RA Design and Consultants, LLP, dated September 18, 2019 with latest revisions date of August 25, 2021;
- Minor Subdivision Plan as prepared by Behar Surveying Associates, PC, dated March 1, 2019;
- Survey as prepared by Behar Surveying Associates, PC, dated March 1, 2019;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the south side of West 54th Street between Avenue B and JFK. The property consists of one (1) existing lot which totals 5,000 square feet in size and contains an existing two and a half story dwelling. The applicant is proposing to remove all of the existing structures and subdivide the lot, creating two (2) proposed lots. The applicant is proposing the construction of two (2) - two (2) family dwellings with associated parking and site improvements.

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 SITE IMPROVEMENT REVIEW

1. The applicant should provide additional existing and proposed grades along the adjoining property lines to ensure the proposed improvements do not adversely impact the adjoining lots.
2. The applicant should provide additional proposed grades to ensure the cross slope of the proposed sidewalk along the property frontages is ADA compliant.
3. The applicant should provide a note indicating that when the existing building is removed, the water and sanitary sewer utility services will be abandoned and capped at the mains.
4. The applicant should revise the storm water management notes on the cover sheet to indicate that the roof leaders will discharge to the system in the street.
5. We recommend that the applicant provide additional green space along one side of each driveway since the driveways are oversized. This will provide a reduction in the impervious coverage.
6. The applicant should clearly delineate the limits of the fencing along the property lines and note the fence height.
7. The applicant should delineate the pavement repairs in the street for all of the utility service trenches.
8. The applicant is proposing a full bathroom on the ground floor of each unit which also includes a bedroom and family room. This allows for the possibility of conversion of the ground floor into an apartment unit. The applicant should provide testimony with regard to same.
9. **Subdivision Review:**
 - a. Provide property corner between proposed lots 20.01 and 20.02 and ROW.
 - b. Provide metes and bounds descriptions for review.
 - c. Contact Tax Assessor for verification of new lot numbers.

C. MISCELLANEOUS

1. The following construction details shall be provided and/or modified on the site plans:



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- a. All site concrete shall be 4,500 psi concrete;
 - b. The roadway repair detail should be revised to indicate 6" of base course;
 - c. The concrete driveway apron detail should be revised to indicated 4" of crushed stone below the concrete.
 - d. Provide detail for driveway material.
 - e. All construction details shall conform to the City of Bayonne standard details
2. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
 3. Other Agency Approvals, if required:
 - Hudson County Planning Board
 - Bayonne Utility Department and Suez
 - Soil Conservation District
 - All other agencies having jurisdiction

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
John and Maryan, LLC, Applicant
Stephen Joseph, Esq., Applicant's Attorney
RA Design and Consulting, LLP, Applicant's Engineer