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MEMO TO: City of Bayonne  
Zoning Board

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

DATE: April 10, 2021

RE: **187 Broadway, LLC Application  
Report #1  
Block 318, Lot 18  
187 Broadway  
Bayonne, New Jersey  
Our File: PBYZ0318.03/600.01  
Application # Z-20-014**

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

- Architectural Plans as prepared by Malerba Architects, dated January 14, 2021, with latest revision date of February 27, 2021;
- Property Survey as prepared by Morgan Engineering and Surveying dated January 8, 2021;
- Application Forms.

The following comments are offered with regard to same:

**A. PROJECT OVERVIEW**

1. The site is located on the western side of Broadway between West 6<sup>th</sup> and West 7<sup>th</sup> Streets and contains an existing two (2) story building. The applicant is proposing to remove the structural and construct a three (3) story residential building containing six (6) units, two (2) units on each floor. There is currently no on-site parking. The applicant is proposing four (4) off-site parking spaces located within an existing parking lot located on Block 318 Lot 11.02.

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. In accordance with the ordinance, a total of six (6) parking spaces are required to accommodate the new residential units. The applicant is proposing to provide four (4) off-site parking spaces which will require a variance.
2. In accordance with Section 35-17.2 of the ordinance, parking spaces for residential uses should be located on the same lot with the building or use. As indicated above, the applicant is proposing to provide four (4) parking spaces for the residential uses in a nearby existing parking lot which will require a variance
3. As noted, the applicant is proposing to provide four (4) off-site parking spaces for the use of this site which will be located within an existing parking lot on Block 318, Lot 11.02. The applicant should deed restrict the off-site parking spaces for use by this property and provide the deed for review. In addition, the plan should clearly indicate the parking spaces designated for this use and which spaces are deed restricted for other uses
4. The applicant should provide a note on the plans indicating that any existing curb, sidewalk and/or concrete pavers along the street frontage that are in disrepair and/or are not ADA compliant will be removed and replaced. If required, existing and proposed grades should be provided for each. If concrete curb and/or sidewalk replacement is required, the necessary construction details should be provided.
5. The proposed residential development will disturb less than 1 acre of land; therefore, in accordance with RSIS Standards the development is classified as a minor development. However, the applicant is proposing to increase the impervious lot coverage and should therefore provide some form of detention to reduce the post construction rate of run-off. The applicant should consider installing a drywell in the rear yard to address same. In addition, an overflow pipe should be connected to the system in the street. A further review of the system will be provided once the above has been submitted for review.
6. The applicant should indicate how refuse and recycling storage and removal will be handled.
7. The applicant should indicate if there is sufficient existing site lighting at the parking lot where the off-site parking spaces will be located.



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8. The applicant should indicate if mechanical equipment will be located on the roof and if so, how same will be screened.
9. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
10. Other Agency Approvals:
  - Hudson County Planning Board, if required
  - Bayonne Utility Department and Suez
  - 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  
Zoning Officer  
191 Broadway, LLC, Applicant  
William J. Finnerty, Esq., Applicant's Attorney  
Malera Architects, Applicant's Architect