



MEMO TO: City of Bayonne
Zoning Board of Adjustment

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

DATE: November 9, 2023

RE: **393 Avenue C, LLC**
Preliminary and Final Major Site Plan
Report #1
Block 238, Lot 26
393 Avenue C
Bayonne, New Jersey
Our File: PBYZ0238.01/600.01
Application # Z-23-003

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

- Site Plan and Architectural Plans, as prepared by Kawalek and Kawalek, dated January 30, 2023 with latest revisions date of July 21, 2023;
- Survey as prepared by Rigg Associates, P.A., dated September 2, 2022;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located southwestern corner of the intersection of Avenue C and West 17th Street. The site consists of an existing three (3) story mixed-use building containing commercial retail space and one - one (1) bedroom unit on the first floor and two – two (2) bedroom units on the second and third floors. The applicant is proposing to convert the first floor retail space into a dental office. The applicant is also proposing to construct an on-site parking area along the west side of the building with space for three (3) parking stalls.

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

B. GENERAL SITE IMPROVEMENT REVIEW

1. In accordance with Section 35-17.5a of the ordinance, no driveway curb cut shall exceed ten (10') feet in width. The applicant is proposing a 14' wide depressed curb, which will accommodate the entrance into the parking area. A variance will be required for same.



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2. In accordance with Section 35-17.5c of the ordinance, accessory parking for multiple family dwellings and commercial uses may not be located closer than five (5) feet from any street right of way and three (3) feet from any other property line. The proposed parking spaces are located on the West 17th Street right of way line.
3. The applicant is proposing a total of three (3) parking spaces. In accordance with the ordinance, a total of 7 parking spaces are required and therefore the applicant will require a variance.
4. The applicant should delineate the new fire escape location along the western side of the building. It appears the existing rear fire escape ladder/stair end on the roof of the rear structure (removed) and a ladder extended down the West 17th side of the removed building. The applicant should provide testimony regarding whether the new fire escape will impact the proposed parking spaces.
5. The applicant should provide turning templates to verify that vehicles can enter and exit the two outer parking spaces utilizing the 14' wide curb cut.
6. In accordance with section 33-10.10 of the ordinance, minimum average design illumination standards are outlined. The applicant should provide a point-by-point lighting plan for the existing/proposed lighting facilities for the site so that same may be verified.
7. The applicant should provide a note on the plans indicating that any existing curb and sidewalk along the street frontages that is in disrepair and/or is not ADA compliant will be removed and replaced including the existing handicap ramps at the intersection, if needed. If required, existing and proposed grades should be provided for each.
8. The applicant should revise the plans to indicate that the reinforced concrete sidewalk will extend across the full width of the parking area.
9. The applicant should provide a sketch which delineates and indicates the number of existing and proposed on-street parking spaces along the frontage of the property.
10. The applicant should indicate how refuse and recycling storage and removal will be handled.

C. MISCELLANOUS

1. The applicant should provide standard construction details including concrete curb, sidewalk, aprons and pervious pavers.
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:



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- Hudson County Planning Board
- Bayonne Utility Department and Veolia
- 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: Director of Planning and Zoning
Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
393 Avenue C, LLC, Applicant
Peter Cecinini, Esq., Applicant's Attorney
Stephen M. Kawalek, RA, PP, Applicant's Architect