



MEMO TO: City of Bayonne  
Zoning Board

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

DATE: September 14, 2023

RE: **Temple Beth AM  
Report #1  
Block 91, Lot 11  
105-119 Avenue B  
Bayonne, New Jersey  
Our File: PBYZ0091.01/600.01  
Application # Z-23-006**

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 Morgan Engineering and Surveying dated August 9, 2022, with latest revision date of May 1, 2023;
- Survey of Property, as prepared by Morgan Engineering and Surveying dated June 10, 2022, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

**A. PROJECT OVERVIEW**

1. The site, containing one (1) lot, has frontage Avenue B and also West 42<sup>nd</sup> Street and West 43<sup>rd</sup> Street. The total site consists of an existing one (1) story building used as a synagogue with frontage on Avenue B and West 42<sup>nd</sup> Street and a split-level single-family dwelling that has frontage on both Avenue B and West 43<sup>rd</sup> Street. The applicant is proposing to subdivide the property into to two (2) lots so that the synagogue and dwelling are each on their own lots. 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 contact the Bayonne Tax Assessors Office for assignment of updated Tax Lot numbers for the new lots.
- b. The applicant should provide Metes and Bounds descriptions for review.

2. 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  
Temple Beth AM, Applicant  
Christopher Vitale, Esq., Applicant's Attorney  
David J. Von Steenburg, Applicant's Surveyor