



**WASTE MANAGEMENT OPERATION  
PROPOSED RESIDENTIAL DEVELOPMENT  
1012-1022 AVENUE C  
BLOCK 64 LOTS 2 & 3  
BAYONNE, NEW JERSEY**



**SUBMITTED TO  
BAYONNE PLANNING BOARD**

**SUBMITTED BY  
JOHN & MARYAN LLC**



**PREPARED BY  
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**OCTOBER 22, 2025**

## **INTRODUCTION**

This waste management operations plan addresses the proposed management of waste generated by the residential development located at 1012-1022 Avenue C in Bayonne, New Jersey.

John & Maryan LLC proposes to develop a 12,474 square foot property located on the east side of Avenue C between West 48<sup>th</sup> and West 49<sup>th</sup> Streets. The parcel contains 2 separate lots that are either vacant and undeveloped or contain vacant structures. The proposed development consists of the construction of a five-story building containing 40 residential dwelling units, rooftop recreation, building support spaces and forty-four parking spaces in a ground floor parking garage.

The general purpose of this waste management operations plan is to achieve the following objectives:

- ❑ ensure that waste is managed appropriately and to reduce the amount of waste to landfill by assisting tenants to segregate appropriate materials that can be recycled; and displaying signage to remind and encouraging recycling practices;
- ❑ recover, reuse, and recycle generated waste onsite where possible;
- ❑ comply with all relevant local, state, and federal codes and policies.

The residential waste and recycling will be collected at least twice weekly consistent with the requirements of the project redeveloper agreement between the developer and the City of Bayonne.

To assist in the provision of well-segregated material, it is essential that this waste management operation plan is integral to the overall management of the building and clearly communicated to all tenants.

## **WASTE MANAGEMENT**

The building's management will appoint maintenance personnel who will carry the overall responsibility for managing all waste generated by the building.

All equipment operation in the ground floor refuse/recycling room will be managed by the appointed maintenance personnel at all times. The ground floor refuse/recycling room is located adjacent to the building lobby/garage access. Tenants will transport waste to the ground floor refuse/recycling room. Tenants may transport recycling materials to either the ground floor refuse/recycling room or a recycling room located on each residential level from which maintenance personnel will transport recyclables to the ground floor refuse/recycling room.

The building maintenance personnel duties as relate to waste management include, but are not limited to, the following:

- ❑ organizing, general maintenance and cleaning of the ground floor refuse/recycling room and recycling rooms on each level - frequency will be dependent upon waste generation and will be determined based upon building operation;
- ❑ assisting in educating and updating all tenants on sorting methods for recycled waste into appropriate receptacles and ensuring that all waste drop-off points are always safe and accessible to tenants;
- ❑ organizing trash and recycled waste pick-ups as required;
- ❑ cleaning and exchanging all bins;
- ❑ removal to curbside of all trash and recyclable materials for collection.

It is the responsibility of the building manager and maintenance personnel to monitor the number of bins and other materials required for the operation of the waste management program at the building.

## **EDUCATION**

Educational material encouraging correct separation of garbage and recycling items will be provided to each resident to ensure correct use of the refuse/recycling room and to ensure an understanding of their use. This will include the correct disposal process for cardboard and newspaper (collect in recycling room at each residential level) and bulky goods (old furniture, large discarded items etc. - coordinate with municipality for collection schedule). Information will be provided in multiple languages to the extent required to support correct practices and minimize operational problems.

If the building has a website, then that website will also contain information for tenants to refer to regarding use of the refuse/recycling rooms as well as source separation of waste materials. The recycling rooms at each level will be provided with informational signage.

Tenants will also be provided with educational material prepared by the City of Bayonne regarding trash collection schedules, recyclable materials, e-waste, bulky items, etc.

## **RESIDENTIAL WASTE HANDLING**

All tenants will be supplied with a collection area in their unit (in the kitchen) to deposit waste and collect recyclable material. Residents should wrap or bag their waste.

Cardboard boxes or card board containers and newspaper/mixed paper (mail, magazines, paper bags, etc.) should be placed in collection bins provided at each levels recycling; all cardboard must be flattened. Disposal of bulky goods will only be made after arrangement with the building maintenance personnel who will coordinate with the refuse carter or the municipality for collection. Bulky goods will not be stored in the building's various refuse/ recycling rooms.

Comingled bottles and cans must not be placed in plastic bags. Tenants will be advised to have a crate or dedicated bin for collecting recyclables within their apartments.

## **OTHER WASTE STREAMS**

Disposal or recycling of hard, electronic, liquid waste and paint/home chemicals, etc. must be coordinated with the building maintenance personnel.

## **GREEN WASTE**

There will be minimal green waste generated by the building's landscaping operations. Any green waste will be collected and removed from site by the maintenance contractor.

## **REFUSE/ RECYCLING ROOMS**

All refuse/ recycling rooms will be so constructed as to minimize odors, protect surrounding areas, and make them user-friendly and safe areas. Accordingly, these areas, whether located on the residential levels or ground floor will:

- ❑ be finished with a durable and level flooring material with coved and sealed corners and a floor drain;
- ❑ contain artificial lighting controlled by a motion sensor;
- ❑ contain automatic odor and pest control systems (required at main floor - optional at recycling rooms on residential levels);
- ❑ contain a continuously operating exhaust/ventilation system exhausting at a rate prescribed by code or otherwise required;
- ❑ prominently display signage identifying procedures and educational information encouraging minimization of waste;

All refuse/recycling rooms shall have controlled access coordinated with the building's access control system and shall be childproofed. Public safety shall be continuously assessed by the building's management and improvements to the waste management plan made pursuant to these assessments.

## **WASTE MANAGEMENT PLAN**

Drawing number C1.5 - Waste Management Plan - from the submitted site plan application is provided on the next page.

