



MEMO TO: City of Bayonne
Planning Board

FROM: Greg A. Valesi, P.E., C.M.E. ^{GAV}
City Engineer's Office

DATE: April 14, 2026

RE: **KKC18, LLC (Shankar Donepudi)**
Preliminary and Final Major Site Plan
Report #1
Block 320, Lot 10.01
57-59 Evergreen Street
Bayonne, New Jersey
Our File: PBYP0320.02/600.01
Application # P-24-009

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

- Preliminary and Final Major Site Plan, as prepared by Pelliza Design, LLC, dated December 2, 2023, with a latest revision date of December 4, 2025;
- Survey of Property, as prepared by Schmidt Surveying, dated January 20, 2023, with a latest revision date of October 9, 2024;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the northern side of Evergreen Street, between Orient Street and Hobart Avenue. The property consists of one (1) existing lot totaling approximately 5,000 square feet (0.115 acres) in size and contains a two-and-a-half (2½) story dwelling. The applicant is proposing to demolish the existing structure and subdivide the property into two (2) proposed lots. The applicant is proposing to construct two (2) – two-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.

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. Proposed grades should also be provided between the proposed dwellings.



2. The applicant should provide proposed spot elevations within the sidewalk along the property frontage to ensure that a minimum 4-foot-wide ADA compliant walking path is provided.
3. There appears to be overhead wires along the property frontage that may impact the two (2) proposed street trees. Testimony should be provided to discuss the feasibility of planting same. If it is determined that the trees should not be planted, a contribution should be made to the City's tree fund.
4. No Parking striping should be provided along the driveway entrances.
5. The existing site plan should indicate the locations of the existing utilities. On sheet 2, Utility Note #1 should be revised to note that the existing sewer service should be capped at the main.
6. The applicant should provide testimony regarding implementing grass areas or other forms of pervious coverage within the alleyways in lieu of concrete walkways to reduce the proposed impervious lot coverage. If pervious areas are utilized, the applicant should update the zoning tables accordingly and advise if variances for lot coverage are still required for both proposed lots.
7. **Subdivision Review:**
 - a. Provide a Minor Subdivision Plan prepared by Land Surveyor licensed in the state of New Jersey.
 - b. Provide graphic scale.
 - c. Contact Bayonne Tax Assessor for the assignment of the proposed lot numbers.
 - d. Note Horizontal coordinate base used on Plat.
 - e. Depict date of Survey on which map is based.
 - f. Provide three (3) coordinate pairs around entire tract.
 - g. Provide Monumentation at R.O.W. of Evergreen Street and Proposed Lot lines.
 - h. Provide name of last property owner/owners.
 - i. Provide all certifications in accordance with the "Map Filing Law".

C. STORMWATER MANAGEMENT

1. The proposed multifamily residential development will disturb less than one acre (0.115 ac-5000 SF) of land and will not create more than ¼ acres of additional impervious surface. The project does not meet the thresholds for Major Development and is not a major development under NJAC 7:8. The stormwater management design for the proposed project has been reviewed for compliance with the City of Bayonne Stormwater Management Ordinance Chapter 33, Article X, §33-10.23.
2. The Applicant proposes to construct two seepage pits to address stormwater management for the site with no discharge.
3. The Applicant proposes 5,000 SF disturbance and, in accordance with NJ PL Chapter 251, must obtain a Soil Erosion and Sediment Control Certification from the Hudson Essex Passaic Soil Conservation District. A copy of the plan certification must be provided to this office.
4. Pre- and post-development drainage area maps shall be included in the stormwater management report. These maps must clearly delineate all sub-catchment boundaries, identify overland and pipe flow paths, and depict the time-of-concentration routes used in the hydrologic analysis. All hydrologic parameters relied upon in the peak flow computations must be fully supported by these exhibits.



5. Pursuant to §33-10.23 of the City of Bayonne Code, peak runoff after development shall be no greater than peak runoff prior to development, computed for the two-, ten-, and 100-year design storms. The current submission provides calculations for only one storm event. The applicant shall provide full peak flow comparisons for the 2-, 10-, and 100-year storm events demonstrating that post-development peak discharge does not exceed pre development peak discharge. In addition, the applicant shall:
 - a. Provide complete Time of Concentration (Tc) calculations.
 - b. Provide NOAA Atlas 14 rainfall data supporting the intensity values utilized; and
 - c. Clearly document the Modified Rational Method storage derivation, including all assumptions and hydrograph development used to determine the required detention volume.Revised calculations and supporting documentation shall be submitted for further review.
6. The submitted calculations utilize the Classic Rational Method with a triangular hydrograph assumption to estimate stormwater storage volume. The classic Rational Method was developed to estimate peak discharge only and is not suitable for detention volume design. For detention sizing, the Modified Rational Method must be utilized. Under the Modified Rational Method, the runoff hydrograph is trapezoidal, with the flat portion of the hydrograph representing the critical storm duration. The duration component is not included in the volume calculations provided. As a result, the reported storage volumes are underestimated. The procedure for determining the critical storm duration is clearly defined in Appendix A-9 of the Soil Erosion and Sediment Control Manual. The applicant shall revise the detention volume calculations using the Modified Rational Method, including proper determination and documentation of the critical storm duration.
7. The submission proposes a seepage pit system; however, additional supporting documentation is required. The applicant shall clarify whether the system is intended to function as an infiltration facility or as a detention system. Soil borings or test pits shall be provided to a minimum of two (2) feet below the proposed system bottom, and the Seasonal High Water Table (SHWT) shall be identified. The design must demonstrate a minimum two-foot vertical separation between the system bottom and the SHWT. Infiltration testing shall be performed at the proposed bottom elevation, and a factor of safety of two (2) shall be applied to the slowest measured permeability rate within the infiltration area to determine the design permeability rate. A drawdown time calculation shall also be submitted, demonstrating that the system fully drains within seventy-two (72) hours.
8. The proposed seepage pit system shall include a clearly defined emergency overflow path to address conditions in which the infiltration system becomes clogged or overwhelmed during large storm events. The plans shall identify the overflow elevation, discharge point, and routing. The defined overflow discharge shall be designed so as not to adversely impact adjacent properties, structures, or the public right-of-way. Supporting grading and drainage details shall be provided, demonstrating safe conveyance under overflow conditions.
9. A construction detail for the proposed seepage pit system shall be provided on the plans. The detail shall include, at a minimum, dimensions, elevations, stone backfill specifications, geotextile requirements, pipe connections, inspection/cleanout provisions, and overflow configuration. The detail must clearly illustrate how the system is to be constructed in the field and demonstrate consistency with the design calculations submitted.
10. Provide a Stormwater Operation and Maintenance Manual for the property. The manual shall clearly identify the responsible party, inspection and maintenance procedures, maintenance frequency, access provisions, and recordkeeping requirements for all stormwater management facilities proposed or utilized on the site.



D. MISCELLANEOUS

1. The following construction details shall be provided and/or modified on the site plans:
 - a. All site concrete shall be 4,500psi concrete;
 - b. Revise the Tree Pit detail to require a tree grate;
 - c. Revise the Curb Construction/Pavement Repair detail as follows:
 - i. Require a 2-foot full depth repair strip along the curb, whereas a 1-foot strip is currently proposed;
 - ii. Provided curb dimensions in accordance with City specifications;
 - d. Provide a typical sidewalk detail;
 - e. Provide a typical reinforced concrete driveway apron detail;
 - f. Provide a detail for the proposed fence;
 - g. All construction details shall conform to the City of Bayonne standard details
2. If the Board acts favorably on this application, the applicant shall provide a completed City of Bayonne Water/Sewer Service Application Form. A copy of same should be provided to this office.
3. If the Board acts favorably on this application, the applicant shall post the required fees and provide the required electronic submissions as per §33-12.5 Tax Map and GIS Maintenance Fees and Electronic Submissions.
4. If the Board acts favorably on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
5. Other Agency Approvals, if required:
 - 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.

GAV/gav

cc: Director, Planning and Zoning
Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
KKC18, LLC (Shankar Donepudi), Applicant
Raff, Masone & Weeks, P.A., Applicant's Attorney
Jeffrey V Lewis, R.A., Applicant's Architect