MEMO TO: City of Bayonne  
Zoning Board  
FROM: Robert J. Russo, P.E., P.P., C.M.E.  
City Engineer's Office  
DATE: December 14, 2023  
RE: 91 East 22, LLC  
Preliminary and Final Major Site Plan  
Report #1  
Block 449, Lot 10  
91 East 22nd Street  
Bayonne, New Jersey  
Our File: PBYZ0449.01/600.01  
Application # Z-23-010

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 Kawalek and Kawalek, dated May 24, 2023 with latest revision date of September 14, 2023;
- Survey of Property as prepared by Herbert G McDonald Associates, Inc., dated May 17, 2021;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located at the northwestern corner of the intersection of East 22nd Street and Avenue F. The site consists of approximately 2,675 SF and contains two (2) structures, an existing one (1) story commercial building and a two (2) story dwelling. The applicant is proposing to construct a one (1) story additional over the existing commercial building which will be utilized for seating, bathrooms and storage for the ground floor bagel shop. No changes are proposed to the existing residential building and no on-site parking is existing or proposed.

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 clearly delineate on the site plans that all concrete curb and sidewalk along the frontage will be removed and replaced. The applicant should provide additional proposed grades to ensure that the sidewalk and handicap ramps will be ADA compliant.

2. The applicant should replace the existing depressed curb located along the Avenue F frontage with a full-face curb.

3. The applicant should provide street trees along the Avenue F frontage per the City Ordinance. It appears that the street trees noted on the site survey are no longer there.

4. The applicant should indicate how refuse and recycling storage and removal will be handled for the commercial and residential uses.

C. MISCELLANOUS

1. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.

2. Other Agency Approvals, if required:
   - Hudson County Planning Board
   - Bayonne Utility Department
   - 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: Land Use Administrator
    Board Attorney
    Board Planner
    City Planner
    Zoning Officer
    91 East 22, LLC, Applicant
    Paul Weeks, Esq, Applicant’s Attorney
    Kawalek and Kawalek, Applicant’s Architect