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ENGINEERS**

3141 Bordentown Avenue
Parlin, NJ, 08859
732.727.8000 ☎
www.cmeusa1.com 🌐

MEMO TO: City of Bayonne
Zoning Board

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

DATE: September 5, 2024

RE: **Lovely Homes Application
Report #1
Block 44, Lot 35.01
78 West 52nd Street
Bayonne, New Jersey
Our File: PBYZ0044.01/600.01
Application # Z-23-016**

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

- Architectural Plans as prepared by Frederick Cooke Architecture, LLC, dated April 10, 2024, with no revisions.
- Boundary and Topographic Survey dated October 11, 2017 with latest revision date of February 29, 2024.
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the south side of West 52nd Street between Avenue C and Avenue B. The applicant is proposing to construct a two (2) family house on an existing 2,500 SF lot. The applicant is requesting bulk variances for minimum lot area, lot width, front yard setback, rear yard setback and exceeding the maximum number of stories.

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 calculations justifying the maximum lot coverage square footage noted in the zoning analysis.

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2. The applicant has indicated in the zoning table that a variance is required for parking stall size, 9'x20' proposed while 10'X20' is required. However, the site plan indicates that the size conforms. Please clarify.
3. The applicant should clearly indicate that the existing concrete curb and sidewalk along the entire property frontage will be removed and replaced.
4. The applicant should delineate a depressed curb across the driveway entrance and remove the curb returns entering the driveway apron area.
5. The applicant should provide additional existing and proposed grades to verify approved slopes.
6. The site plan and utility plan should be drawn to an appropriate engineering scale.
7. The applicant should note the proposed front and rear yard setbacks on the site plan.
8. The applicant should provide all required standard construction details.
9. The applicant should delineate the existing street trees, indicate if any are being removed and note required proposed street trees.
10. If the Board acts favorably on this application, the applicant will be required to submit a detailed plot plan for review at the time of building permit filing.
11. If the Board acts favorably on this application, the applicant shall post performance bonds and engineering and inspection fees.
12. Other Agency Approvals, if required:
 - Hudson County Planning Board
 - Bayonne Utility Department and Veolia
 - 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, Planning and Zoning
Land Use Administrator
Board Attorney
Board Planner
Zoning Officer
Lovely Homes, LLC, Applicant
Peter Cecinini, Esq., Applicant's Attorney
Frederick Cook Architecture, LLC, Applicant's Architect