



MEMO TO: City of Bayonne
Zoning Board

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

DATE: November 9, 2023

RE: **Hudson Property Holdings, LLC Application
Report #1
Block 342, Lot 18
40 East 5th Street
Bayonne, New Jersey
Our File: PBYZ0342.01/600.01
Application # Z-23-019**

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

- Architectural Plans as prepared by Palermo Edwards Architecture, dated August 16, 2023 with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the south side of East 5th Street between Lord and Lexington Avenue. The applicant is proposing to construct a two (2) family house on a vacant undersized lot containing 2,597 SF. The applicant is before the Board requesting variances for minimum lot width and area, parking stall size and a variance for 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. In accordance with Section 35-17.5a of the ordinance, minimum parking stall size for single, double and townhouse structures shall be ten (10') feet in width by twenty (20') feet in depth. The applicant is proposing parking stall sizes of 9.0' x 20' which will require a variance.



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2. The applicant should provide calculations justifying the maximum lot coverage square footage noted in the zoning analysis.
3. The applicant should provide additional existing and proposed grades to verify the sidewalk across the property frontage is ADA compliant.
4. The applicant should clearly indicate that the existing concrete curb and sidewalk along the entire property frontage will be removed and replaced.
5. If the Board acts favorable on this application, the applicant will be required to submit a detailed plot plan for review at the time of building permit filing.
6. If the Board acts favorable on this application, the applicant shall post performance bonds and engineering and inspection fees, if required.
7. 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
Hudson Property Holdings, LLC, Applicant
Peter Cecinini, Esq., Applicant's Attorney
Palermo Edwards Architect, Applicant's Architect