



MEMO TO: City of Bayonne
Zoning Board

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

DATE: October 7, 2023

RE: **161 Broadway, LLC Application
Report #1
Block 330, Lot 12
161 Broadway
Bayonne, New Jersey
Our File: PBYZ0330.01/600.01
Application # Z-23-004**

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

- Architectural Plans as prepared by Malerba Architects, dated December 16, 2022;
- Property Survey as prepared by Morgan Engineering and Surveying dated March 5, 2021;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the western side of Broadway between West 5th and West 6th Streets and contains an existing two (2) story building. The building currently contains an existing commercial space and three (3) residential units. The applicant is proposing to construct a third story and renovate the existing interior providing a three (3) story residential building containing commercial space on the ground floor and two (2) residential duplex units. There is currently no on-site parking and none is proposed.

We defer the review of the zoning related issues to the Board Planning Consultant except where they may pertain to engineering issues.



Memo to Bayonne Zoning Board
Our File: PBYZ0330.01
October 7, 2023
Page 2 of 2

B. GENERAL SITE IMPROVEMENT REVIEW

1. In accordance with the ordinance, a total of three (3) parking spaces are required to accommodate the residential units. As noted above, the applicant is not proposing any parking at the site.
2. The applicant should provide a note on the plans indicating that any existing curb, sidewalk and/or concrete pavers along the street frontage that are in disrepair and/or are not ADA compliant will be removed and replaced. If required, existing and proposed grades should be provided for each. If concrete curb and/or sidewalk replacement is required, the necessary construction details should be provided.
3. The applicant should indicate how refuse and recycling storage and removal will be handled.
4. The applicant should indicate if mechanical equipment will be located on the roof and if so, how same will be screened.
5. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
6. Other Agency Approvals:
 - Hudson County Planning Board, if required
 - 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
161 Broadway, LLC, Applicant
Christopher Vitale, Esq., Applicant's Attorney
Malera Architects, Applicant's Architect