



MEMO TO: City of Bayonne
Planning Board

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

DATE: March 15, 2023

RE: **Remo Ferraro Application
Report #1
Block 72, Lot 8
755 Avenue E
Bayonne, New Jersey
Our File: PBYP0072.01/600.01
Application # P-22-030**

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

- Architectural Plans as prepared by Artek Studio, LLC, dated May 9, 2022, with latest revision date of December 29, 2022;
- Site Development Plan as prepared by AWZ Engineering, Inc., dated August 20, 2021, with no revisions;
- Boundary and Topographic Survey as prepared by Pronesti Surveying, Inc., dated May 21, 2019 with latest revision date of July 30, 2020;
- Stormwater Management Report as prepared by AWZ Engineering, Inc., dated August 25, 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 Avenue E and East Grand Street. The site is approximately 2,144 SF and is currently vacant. The applicant is proposing to construct a three (3) story, three (3) family residential dwelling including three (3) parking spaces.

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 testimony to the Board regarding the parking deficiency at the site. In accordance with the ordinance, four (4) parking spaces are required and three (3) are proposed. The applicant is proposing the three (3) parking spaces with in the proposed garage. There is insufficient room in front of the garage to allow for parking spaces on the driveway.



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2. In accordance with Section 35-17.5a of the ordinance, there shall be no more than one (1) driveway curb cut per lot and no driveway curb cut shall exceed ten (10') feet in width. The applicant is proposing two (2) curb cuts on East Grand Street with proposed widths of 10.10' and 17.95'. Variances will be required. The applicant should note the existing and proposed on street parking and how same will be impacted by the development.
3. The applicant should clearly note on the site plans that the existing curb and sidewalk on East Grant Street will be removed and replace. In addition, it should be noted that any existing concrete curb and sidewalk along the Avenue E property frontage that is in disrepair will be removed and replace.
4. The applicant is proposing to install a dry well to address storm water management. In accordance with design criteria provided in the BMP Manual, the seasonal high-water table must be at least 2 ft below the bottom of the dry well. Soil tests should be performed and should indicate water table elevation and demonstrate compliance with this requirement and the required minimum permeability rate. The drainage report should be revised to document compliance with this requirement. In addition, the applicant should provide an overflow connection to the street for the dry well system.
5. The applicant should note that all concrete shall be 4,500 PSI. In addition, the pavement repair detail should be revised to indicated six (6") of stabilized base course will be installed and any repairs within Avenue E will require infrared repairs.
6. If the Board acts favorable on this application, the applicant shall post performance bonds and engineering and inspection fees.
7. Other Agency Approvals, if required:
 - Hudson County Planning Board
 - Bayonne Utility Authority 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: Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
Ferraro, Applicant
Paul Weeks, Esq., Applicant's Attorney
Artek Studio. LLC, Applicant's Architect
AWZ Engineering, Applicant's Engineer