



**Consulting & Municipal  
ENGINEERS**

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

**MEMO TO:** City of Bayonne  
Planning Board

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

**DATE:** January 9, 2025

**RE:** **398 Broadway, LLC (Louis Ochoa)**  
**Preliminary and Final Major Site Plan**  
**Report #1**  
**Block 226, Lot 44**  
**398 Broadway**  
**Bayonne, New Jersey**  
**Our File: PBYP0226.08**  
**Application # P-24-010**

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 Architects, LLC, dated February 26, 2024, with latest revision date of July 16, 2024;
- Boundary Survey as prepared by Caulfield Associates, LLP, dated February 16, 2023;
- Application Forms.

The following comments are offered with regard to same:

**A. PROJECT OVERVIEW**

1. The site is located on the east side of Broadway between East 18<sup>TH</sup> Street and East 19<sup>th</sup> Street. The site consists of approximately 2,516 SF and currently contains a two (2) story building. The first floor contains one (1) commercial unit and the second floor contains two (2) residential units. The applicant is proposing to expand the ground floor and second floor at the rear of the building to provide additional commercial space and additional space for the rear residential unit. There are currently no parking spaces and no parking is proposed.

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

**CONSULTING AND MUNICIPAL ENGINEERS LLC**  
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000  
Barnegat • Berlin • Camden • Howell • Medford • Monmouth Junction • Parlin



**B. GENERAL SITE IMPROVEMENT REVIEW**

1. The applicant should indicate if any new utilities will be required to service the proposed addition.
2. The applicant should provide a street tree along the property frontage.
3. The applicant should confirm that the existing 4" storm water line has the capacity to handle the proposed flows from the site.
4. The applicant should provide a note on the plans indicating that any existing curb and sidewalk along the street frontages that is in disrepair and/or is not ADA compliant will be removed and replaced. If required, existing and proposed grades should be provided for each.
5. The applicant should indicate if any new mechanical equipment will be located on the roof and if so, how same will be screened.
6. The applicant should indicate how refuse and recycling storage and removal will be handled for both the commercial and second floor residential units.
7. It appears that the building to the south has a window located along its northern property line. This may be impacted by the proposed addition. The applicant should provide testimony regarding how same will be addressed.

**C. MISCELLANEOUS**

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:
  - Hudson County Planning Board
  - Bayonne Utility Department and Veolia
  - 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  
398 Broadway, LLC, Applicant  
Paul N. Weeks, Esq., Applicant's Attorney  
Kawalek and Kawalek, Applicant's Architect