

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME
KEITH CHIARAVALLI, PE, CME

MEMO TO: City of Bayonne
Planning Board

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

DATE: June 9, 2023

RE: **326 Broadway, LLC
Preliminary and Final Major Site Plan
Report #1
Block 247, Lot 57
326 Broadway
Bayonne, New Jersey
Our File: PBYP0247.01/600.01
Application # P-23-008**

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 S.A.M. Consulting Engineers, LLC, dated January 31, 2023 with no revisions;
- Architectural Plans as prepared by JMA, dated November 4, 2022 with no revisions;
- Topographic Survey as prepared by Lakeland Surveying, dated July 13, 2023 with no revisions;
- Storm Water Management report as prepared by S.A.M. Consulting Engineers, LLC, dated February 2023 with no revisions;
- Traffic Engineering Evaluation as prepared by Klein Traffic Consulting, LLC, dated February 7, 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 15th Street and East 16th Street. The site had previously contained a three (3) story 6-unit residential building which was destroyed by fire. The site is currently vacant and consists of approximately 2,508 SF. The applicant is proposing to construct a five (5) story mix use building with approximately 1,500 SF of commercial space on the ground floor and two (2) - 2-bedroom units on each of the floors 2 through 5 for a total of eight (8) units. The building will also contain a shared roof top deck. It should be noted that no parking is being provided.

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 the redevelopment plan, a total of eight (8) parking spaces are required for the residential uses while the applicant is not proposing any parking spaces. The applicant will require a variance.
2. The applicant should provide testimony to the Board regarding the total number of employees and hours of operation for the ground floor commercial space.



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3. The applicant should indicate how refuse and recycling storage and removal will be handled for the commercial and residential uses.
4. The applicant should mill and pave the half width of Broadway along the applicant's frontage.
5. The applicant should provide a space for signatures for the Board Chairman, Secretary and Engineer.
6. The applicant should provide a separate storm sewer connection to the sanitary sewer system in the street. All roof leader drains should connect to same.
7. The applicant should provide inverts for the existing sanitary sewer system and proposed connections.
8. The applicant should provide existing and proposed curb and sidewalk grades. The applicant should ensure the entrances are ADA compliant.
9. The applicant should provide a street tree along the frontage.
10. The existing adjacent building to the south appears to contain existing windows on its north facing side. The building also appears to be located on the property line. The applicant should provide testimony regarding how the windows will be addressed during construction.
11. The applicant should note that sidewalk and curb along the frontage will be removed and replaced to the nearest control joint and not sawcut. The removal shall extend beyond the property limits, if necessary, to accomplish same.

C. STORMWATER MANAGEMENT

Green Roof

1. A site-specific cross-section detail of the green roof must be provided on the plans. Each layer in the cross-section must be clearly labeled and reference manufacturer/design specifications.
2. The collection and conveyance system must be designed per Residential Site Improvement Standards NJAC 5:21. Drainage report must be updated to include design calculations for downspouts and conveyance systems.
3. All runoff from the green roof (up to a 100-year storm) must be safely conveyed to the downstream drainage systems. Runoff collection and conveyance systems for green roofs must be shown on construction plans. The location and sizes of underdrains in the gravel ballast should be designated, and their connection to roof downspouts or other means of conveyance away from the green roof system should be clearly indicated.
4. Emergency overflows structures are required that can carry all 100-year runoff from the green roof system safely down to the ground in case any discharge points malfunction or clog. Plans and drainage reports must be updated to include these details and calculations.
5. The roof must have positive drainage and must fully drain within 72 hours. The drainage report should be updated to provide drain time calculations. The drain time should also be noted on the roof system detail.
6. Post-construction testing must be performed on the as-built green roof to ensure that the installed green roof functions as designed. Where as-built testing shows a longer drain time than designed, corrective



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action must be taken, and the green roof should be retested. A note should be included in the green roof system detail stating this requirement.

7. Maintenance access is required to all discharge points. Construction plans must be updated to show maintenance access.
8. Regular maintenance is required for the green roof system. An operation and maintenance manual for the proposed green roof system must be provided.
9. The green roof must be planted with New Jersey native plant species. A vegetation plan and schedule must be added to the construction plan set.
10. A letter of certification from a New Jersey Licensed Professional Engineer will be required that they have assessed additional loads from ponding water in combination with other dead or live or seismic loads, as required by applicable building codes, and these additional loads will not affect the structural integrity of the building and building roof system.

D. MISCELLANEOUS

1. The following details shall be provided and/or modified:
 - a. All backfill noted shall be ¾" DGA
 - b. All concrete shall be Class B, 4,500 psi for site improvements;
 - c. Provide a concrete curb detail;
 - d. All water and sanitary sewer details shall conform to the City of Bayonne standard details;
 - e. Provide a Tree grate detail.
2. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
3. Other Agency Approvals, if required:
 - 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
275 Broadway, LLC, Applicant
John A. Zucker, Esq., Applicant's Attorney
DAL Design Group, Applicant's Engineer