



MEMO TO: City of Bayonne
Zoning Board

FROM: Robert J. Russo, PE, PP, CME
City Engineer's Office

DATE: November 9, 2021

RE: **Remino Bayonne, LLC**
Preliminary and Final Site Plan
Report #1
Block 143, Lots 28
120-122 West 33rd Street
Bayonne, New Jersey
Our File: PBYZ0143.01/600.01
Application # Z-21-009

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 Site Plan, as prepared by DAL Design Group, dated April 10, 2021 with no revisions;
- Stormwater Management Report, as prepared by DAL Design Group, dated March 31, 2021 with no revisions;
- Survey, as prepared by Amertech Engineering, Inc., dated February 20, 2019;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the southern side of West 33rd Street, west of its intersection with JFK Blvd. The 5,040 SF site is currently vacant. The applicant is proposing to construct a four (4) story, multi-family residential building consisting of 8 units with 9 proposed parking spaces located in an enclosed ground floor parking garage.

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



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B. GENERAL SITE IMPROVEMENT REVIEW

1. In accordance with Section 35-17.5a of the ordinance, no driveway curb cut shall exceed ten (10') feet in width. The applicant is proposing a 16' depressed curb to accommodate the entrance to the multi-vehicle garage which will require a variance.
2. The applicant should label the two-way aisle width in the parking garage. It appears that the aisle width is approximately 20' in width while the ordinance requires a minimum width of 22'. A variance would be required.
3. The applicant should provide testimony regarding trash and recycling facility operations.
4. This office recommends that the applicant mill and pave the half width of West 33rd Street along the property frontage. Same should be noted on the site plans.
5. The applicant should provide additional existing grades along the property lines to ensure the proposed improvements do not adversely impact the adjacent lots.
6. The applicant should provide additional sidewalk and curb grades to ensure ADA compliance along the frontage. The applicant may need to extend the proposed sidewalk to the west and east beyond the property limits to ensure the sidewalk along the frontage is ADA compliant.
7. The applicant should provide a visual pedestrian warning device and/or mirror at the parking garage exit.
8. In accordance section 33-10.29c of the ordinance, all parking garages shall have adequate security provisions. The applicant should provide testimony to the Board regarding same and should indicate whether security cameras will be provided in the parking garage and around the building perimeter.
9. We defer review of the water and sanitary sewer systems to the Bayonne Utility Department and Suez.

C. MISCELLANEOUS

1. The applicant should delineate "No Parking" striping at the proposed driveway entrance.



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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, where required:
 - Hudson County Planning Board
 - Bayonne Utility Department and Suez
 - Soil Conservation District
 - Bayonne Fire Department
 - 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
Remino Bayonne, LLC, LLC, Applicant
William J. Finnerty, Esq., Applicant's Attorney
Al Sambade, PE, Applicant's Engineer