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

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

**DATE:** December 3, 2021

**RE:** **7 Lower Hook Road, LLC**  
**Report #1**  
**Block 479, Lot 1**  
**Hook Road**  
**Bayonne, New Jersey**  
**Our File: PBYP0479.01/600.01**  
**Application # P-21-021**

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

- Preliminary and Final Site plans as prepared by SR3 Engineers, dated November 8, 2021 with no revisions;
- Architectural Plans as prepared by Pratt Design Studio, LLC dated July 26, 2021, with no revisions;
- Topographic Survey, as prepared by Gallas Surveying Group dated August 7, 2019 with latest revisions date of December 3, 2019;
- Stormwater Management Report, as prepared by SR3 Engineers, dated July 6, 2021 with no revisions;
- Traffic Impact Summary as prepared by Dolan and Dean dated November 2, 2021;
- Application forms.

The following comments are offered with regard to same:

**A. PROJECT OVERVIEW**

1. The site is located at the western terminus of New Hook Road. The site contains three (3) existing industrial buildings which will be removed. The applicant is proposing to construct a 70,350 SF warehouse with loading docks, 1,689 SF office and associated parking.

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 the Redevelopment Plan, at the redeveloper's expense, the applicant shall provide for the installation of the necessary equipment to accomplish signal preemption for emergency vehicles at a minimum of one (1) signalized intersection.
2. In accordance with the Redevelopment Plan, the designated redeveloper of the redevelopment area shall be responsible for any and all environmental regulatory compliance in accordance with the NDJEP requirements upon property acquired by the redeveloper.
3. In accordance with the Redevelopment Plan, sidewalks of not less than 4 feet shall be required along all street frontages. The applicant is not proposing sidewalk. Based on the location of the site, we would recommend that the applicant make a contribution for same as noted below.
4. In accordance with the Redevelopment Plan, fences and walls along any street line shall be a maximum of four (4) feet in height. The applicant is proposing an eight (8') foot high fence along its frontages which will require a variance.
5. The City is in the design phase of a major project that will reconstruct New Hook Road and provide major storm water management improvements. With this in mind, we recommend that the applicant be required to contribute their fair share of the cost of the future roadway improvements, as opposed to installing same which is typically required. The contribution for the future Hook Road improvements shall include but not be limited to sidewalk, concrete curbing, street trees, pavement and drainage improvements. We recommend that the applicant enter into a Redevelopers Agreement with the City regarding the contribution for its fair share costs of improvements. If Board acts favorably on this application, we recommend this be added as a condition of approval prior to issuance of building permits.
6. The applicant should label the travel width of Hook Road. A cross section should be provided which clearly delineates the travel way, jersey barrier and fencing proposed. It appears that the jersey barrier, with a 2' width, will encroach into the roadway and/or access driveway. We recommend a different type of barrier, if it is needed. The applicant should consider a barrier that would match the building façade which would be more aesthetically pleasing.
7. The applicant is proposing to construct a fence and a jersey barrier along its frontage on Hook Road. The fence is located along the property line with a proposed truck access driveway to the west located on the property. The truck access driveway which is noted as a truck staging area, will require trucks to travel against on-coming traffic. In our experience, this can be confusing to vehicles traveling on the municipal roadway. In addition, when vehicles exit the truck staging area, they will be required enter the roadway in order to maneuver into the dock area. The applicant should provide testimony regarding the need



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for this driveway/staging area. If the Board acts favorable on the application including the staging area, we recommend that the applicant provide some form of screening along the fence to visually screen the vehicles from the opposing traffic.

8. The applicant has provided a truck circulation diagram which utilizes an SU-30 vehicle. The applicant should provide testimony regarding whether any larger vehicles will be accessing the site. It appears that the circulation pattern would not be able to be traversed with any larger of a vehicle.
9. The applicant should clarify if the railroad track located on the western side of the building, is being constructed as part of this application. The railroad track, as delineated, appears to extend beyond the property limits onto the adjoining property. The applicant should note whether an easement exists for same and if Conrail approval is required for its construction.
10. In accordance with the Redevelopment plan, with regard to storm water management, the entirety of the proposed storm water system shall be a separate system and shall discharge where possible to an existing separate system within the public right of way or via new dedicated outfalls to the Kill van Kull. As noted above, the City is in the design phase of a major project that will reconstruct New Hook Road and provide storm water management improvements. We recommend, if the Board acts favorably on this application, that as a condition of approval, the applicant be required to connect to the future storm water system on Hook Road.
11. In accordance with the Redevelopment plan, with regard to sanitary sewer improvements, due to the proximity to the nearest existing sanitary sewer system and the existing surrounding topography, a pump station and force main may be required to service the site. The applicant has currently delineated a gravity sanitary sewer main in Hook Road with a note stating that the sanitary sewer to connect to existing force main and pump station in Hook Road. We have attending several meetings with the applicant and their engineer to determine an appropriate location to discharge their sanitary sewer. This is still under review. We recommend, if the Board acts favorably on this application, that as a condition of approval, the applicant be required to provide detailed plans which delineate the proposed sanitary sewer system and connection to the City system along with supporting design calculations. It should be clearly noted that as per the Redevelopment plan, the applicant may be required to construct a pump station and force main to accomplish same.
12. The applicant should indicate how refuse and recycling storage and removal will be handled.
13. The applicant should note on the plans that the parking areas will be curbed and paved per the details.



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**C. MISCELLANEOUS**

1. The applicant should revise the concrete details to indicate that all concrete will be 4500 PSI.
2. The applicant should provide "No Parking" signage along its frontage.
3. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
4. Other Agency Approvals, if required:
  - Hudson County Planning Board
  - Bayonne Utility Department
  - 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: Board Secretary  
Board Attorney  
Board Planner  
City Planner  
Zoning Officer  
7 Lower Hook Road, LLC, Applicant  
Lisa A. John-Basta, Esq., Applicant's Attorney  
Sr3Engineers, Applicant's Engineer  
Pratt Design Studio, LLC, Applicant's Architect