

March 11, 2024

Via Email

City of Bayonne Planning and Zoning Division
630 Avenue C
Bayonne, New Jersey 07002

Attn: Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator

**RE: ENGINEERING TECHNICAL REVIEW
BAYONNE ENERGY CENTER III DEVELOPMENT
PRELIMINARY & FINAL MAJOR SITE PLAN APPLICATION
BLOCK 419, LOT 1 & BLOCK 482, LOT 9.02
CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY
CITY OF BAYONNE APPLICATION NO.: P-24-002
MATRIX FILE NO.: 13-454**

Dear Ms. Losonczy:

As requested, Matrix New World Engineering (Matrix) has performed an engineering technical review of the above-referenced application for its consistency with City regulations and the governing redevelopment plan for the property, entitled, “*Redevelopment Plan for Block 482, Lots 10 & 11, City of Bayonne, Hudson County, New Jersey*” and dated April 20, 2016.

The application package reviewed by Matrix includes the following:

1. Completed City of Bayonne Planning Department Application for Development Form. Executed January 8, 2024, and including the following attachments:
 - a. Statement of Applicant
 - b. Affidavit of Ownership
 - c. Draft Legal Notice
 - d. Copy of Deeds
 - e. Certified List of Properties within 200 feet
 - f. Corporate Disclosure
 - g. Site Photographs
 - h. City of Bayonne Development Application Checklist
2. Subdivision Plan Drawings entitled, *Minor Subdivision, Bayonne Energy Center III, Tax Lot 1 Block 419, City of Bayonne, Hudson County, New Jersey*. prepared by Borbas Surveying & Mapping, L.L.C., last revised January 8, 2024.
3. Site Plan Drawings entitled, “*Preliminary and Final Major Site Plan Approval (Block 419, Proposed Lot 1.02) and Amended Site Plan Approval for BEC II Lot (Block 482, Lot 9.02) for BEC III – Battery Energy Storage System (BESS), Block No. 419, Portion of Lot No. 1 (Proposed Lot 1.02) & Block No. 482, Lot No.*”



9.02, 401 Hook Road, City of Bayonne, Hudson County, New Jersey.” Prepared by Paulus, Sokolowski and Sartor, L.L.C., last revised January 2, 2024.

4. Report entitled, “*Environmental Impact Statement, Bayonne Energy Center III,*” prepared by Tetra Tech, Inc. and dated October 2023.
5. Report entitled, “*Stormwater Management Statement for Bayonne Energy Center III,*” prepared by PS&S dated August 24, 2023

Our findings are as follows:

GENERAL

My engineering review finds that the proposed Site Plan is in accordance with City regulations, including the applicable Redevelopment Plan, subject to the provision of additional information and/or testimony concerning the following items. *Italicized* items require action by the Applicant.

- Traffic and Parking
- Public Utilities and Infrastructure
- Thoroughfare Standards
- Noise (*Applicant shall provide affirmative testimony*).
- Perimeter Control and Security
- Landscaping, Sidewalks and Street Trees (n/a)
- Signage
- Parking & Loading
- Facility Design
- Land Use Regulations
- *Hudson River Waterfront Walkway (Applicant to provide testimony that it will comply with the off-site contribution requirements of Section 1.4 of the Redevelopment Plan).*
- *Open Space (Applicant shall provide testimony that it will comply with the off-site contribution requirements of Section 1.5 of the Redevelopment Plan).*

Cross-Property Access

Access and operation of the proposed facility is dependent upon parking, operational access, and transportation/pedestrian access from the adjoining BEC I&II properties. Further, certain of the proposed improvements rely upon and/or span the property line between the subject properties of this application, and that of the adjoining property (Lot 9.02). The Applicant must satisfy to the Board that these provisions will be enjoyed by the proposed facility in perpetuity, via an access easement or other legal instrument that satisfies the Board.

The Applicant shall provide testimony on this matter, and Board approval should be contingent upon satisfactory resolution.

Grading and Drainage

It is understood that the Battery Energy Storage Units will be constructed on an elevated platform.

The Applicant shall revise the drawings to demonstrate how runoff will be conveyed from said platform.

Utility Upgrades

It is understood that development of the proposed facility requires upgrades and/or extensions of existing utilities.

The Applicant shall clarify this matter and provide testimony, identifying the required upgrades and status.

Water / Sewer Service

Operation of the Facility may require improvements to the local water/sewer system, which may require modification of a service agreement between the operator and the City Engineer.

The Applicant shall provide testimony on this matter, and Board approval should be contingent upon satisfactory resolution.

Flood Resiliency

The site lies entirely within a FEMA V-Zone, and will be inundated during a storm event. The Applicant states that the system will be able to reliably operate during storm events.

The Applicant shall provide testimony on the design elements that allow the facility to withstand storm events, and how the plant would operate during a substantial storm event.

Regulatory

The Applicant shall provide testimony regarding the status of all required regulatory approvals, and shall provide copies of all approvals to the Board as a condition of approval. The applicant has submitted as part of this application package a “WFD-IP-Commercial/Industry/Public (Landward)” permit issued by the NJDEP, Division of Watershed & Land Management, approved November 22, 2023.

City Agency Coordination

Matrix defers to the Bayonne Police, Fire and Public Service Departments, with respect to any issues concerning their oversight.

The Applicant shall provide testimony regarding the status of any coordination with the Bayonne Police and Fire Departments regarding the proposed development.

In addition, the following testimony should be requested from the Applicant:

- Timing and duration of proposed construction
- Light shielding to be employed to prevent spillage onto adjoining properties / public rights of way
- Number of additional employees required to operate the facility
- Status of site remediation for the site (if any)

RECOMMENDATIONS FOR CONDITIONS OF APPROVAL & OUTSIDE AGENCY APPROVAL

Matrix recommends the following conditions of final approval. Evidence of compliance shall be provided by the Applicant to the City Engineer.

1. Satisfaction of all testimony, additional information, and plan revisions recommended herein.
2. Approval of the City of Bayonne Fire Official.
3. Hudson-Essex-Passaic Soil Conservation District Permit.

MATRIXNEWORLD
Engineering Progress

4. Posting of Performance Guarantees and Inspection Fees in the amount determined by the City Engineer.
5. Review of the sanitary sewer and potable water utilities by the Department of Public Works and Veolia.
6. Executed Redeveloper Agreement.
7. Coordination with Bayonne Police Department's Traffic Control Unit and submittal of Maintenance and Protection of Traffic Plans for any proposed road closures or temporary traffic modifications.
8. All other Federal, State and Local approvals as may be required.
9. In the event that plans are modified to accommodate other regulatory authorities' requirements, the Applicant shall submit revised plans and reports reflecting those changes. The Board and its professionals will make a determination as to how any changes will be reviewed and approval will be processed (e.g., administrative modification or formal site plan modification), which shall be a condition of resolution compliance.

Thank you for your attention in this matter.

Very truly yours,

MATRIX NEW WORLD ENGINEERING, INC.



Andrew Raichle, PE
Vice President

PS:AWR:

Enclosures

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