



MEMO TO: City of Bayonne
Zoning Board

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

DATE: November 9, 2023

RE: **USNJREINVESTORS, LLC Application
Report #1
Block 230, Lot 45
482 Kennedy Blvd
Bayonne, New Jersey
Our File: PBYZ0230.02/600.01
Application # Z-23-011**

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

- Architectural Plans as prepared by Alan Feld Architect, dated April 17, 2023 with latest revision date of September 26, 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 Kennedy Blvd between Andrew Street and West 18th Street. The applicant is proposing to construct a two (2) family house on a vacant undersized lot containing 2,370 SF. The applicant is before the Board requesting variances for minimum lot width, depth and area along with a variance for number of stories.

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. The applicant is proposing an eight (8') foot high fence along the rear property line. In accordance with the ordinance, the maximum height of a fence in the rear yard shall be six (6') foot. The applicant should either reduce the size or request a variance.



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2. It appears that the existing adjoining neighbor's sidewalk along the southern property encroaches onto the property by approximately 2 feet. The applicant should note if same will be remove. This may impact the impervious area calculations if the sidewalk remains.
3. The applicant should provide testimony regarding the adjoining property's fire escape and whether same encroaches onto the subject property.
4. The site plan does not appear to be draw to the scale indicate. This should be addressed.
5. If the Board acts favorable on this application, the applicant will be required to submit a detailed plot plan for review at the time of building permit filing.
6. If the Board acts favorable on this application, the applicant shall post performance bonds and engineering and inspection fees, if required.
7. Other Agency Approvals, if required:
 - Hudson County Planning Board
 - Bayonne Utility Department and Veolia
 - All other agencies having jurisdiction

Should you have any questions regarding this matter, please do not hesitate to contact this office.

RJR/rr

cc: Director of Planning and Zoning
Land Use Administrator
Board Attorney
Board Planner
Zoning Officer
USNJREINVESTORS, LLC, Applicant
Peter Cecinini, Esq., Applicant's Attorney
Alan Feld, Applicant's Architect