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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: July 12, 2021

RE: **Adams A. Enterprise, LLC
Preliminary and Final Major Site Plan
Report #1
Block 24, Lots 2 & 3
1207-1211 John F .Kennedy Blvd
Bayonne, New Jersey
Our File: PBYP0024.05/600.01
Application # P-21-007**

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 Jenne Associates, LLC, dated December 21, 2020, with latest revision date of May 12, 2021;
- Architectural Plans as prepared by Orestes Valella, AIA PC, dated December 21, 2020, with latest revision date of February 3, 2021;
- Stormwater Drainage Report, as prepared by Jenne Associates, LLC, dated December 2020;
- Boundary and Topographic Survey, as prepared by GB Engineering, LLC, Inc. dated November 10, 2020;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the northwestern corner of the intersection of West 54th Street and JFK Blvd and contains 7,500 SF. The existing two (2) lots are currently vacant. The applicant is proposing to construct a seven (7) story building containing 42 units and 44 parking spaces located within an enclosed 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 the redevelopment plan, 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 abutting the development.
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. The applicant should provide a pedestrian warning device at the entrance to the parking garage. A detail for same should be provided. In addition, the applicant should provide a change in texture and color for the sidewalk directly in front of the garage doors to also help alert pedestrians of the driveway location, as required by the redevelopment plan.
4. The applicant is proposing minor building related encroachments into the public ROW along both street frontages. If the Board acts favorably on this application, Municipal Council approval would be required for these encroachments.
5. The applicant should provide testimony regarding trash and recycling facility operations.
6. The applicant should clearly note that all existing curb and sidewalk along the property frontages will be removed and replaced.
7. The applicant should provide additional existing and proposed grades along the existing property lines to verify that the construction will not adversely impact the adjoining properties.
8. The Applicant's Engineer should design the proposed sidewalks, warning surfaces, signing, striping, and crosswalks, to meet the latest ADA and MUTCD requirements. The Applicant's Engineer should provide landing areas as required before and after the curb ramps at the appropriate slopes and the locations of the proposed detectable warning surfaces should be clearly indicated, if required. This ADA compliance issue should be reviewed relative to all ramps, sidewalks, crosswalks that are to be proposed under this project. Any grading transitions shall be accomplished beyond the property limits so that all proposed sidewalk along the frontages are ADA compliant.
9. The applicant should mill and pave the full width of West 54th Street along the property frontages since West 54th Street was recently paved by the City. Same should be noted on the site plans.
10. All traffic related signage should be noted on the site plans and details should be provided for same.



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C. STORMWATER MANAGEMENT

1. The proposed development proposes disturbance of approximately 0.17 acres of land disturbance, therefore the project is classified as a minor development in accordance with RSIS. However, per the redevelopment plan, the applicant must address stormwater runoff quantity control standards for a major development which they have proposed.
2. The Applicant must secure a soil erosion and sediment control plan certification by the Hudson-Essex & Passaic Soil Conservation District prior to soil disturbance. A copy of the permit should be provided to this office prior to construction.
3. The Site Plan should be revised to indicate the pipe size and material of the combined sewer system along West 54th Street.
4. The applicant should review the pipe size exiting the detention basin. The site plan notes an 8" pipe while the details note a 6" pipe.
5. The utility plan should be revised to include the invert for the pipes discharging to the detention vault. In addition, the pipe diameter and minimum slope should be shown on the plans.
6. The plan view for the detention vault shows the bottom of the vault to be flat. The detail should be revised to show grade elevations at the four corners of the overall vault, at the edge of the proposed sump and a minimum slope at the bottom of the vault to the outlet.
7. The Drainage and Utility Plan should be revised to include the maximum water elevation for 2-yr, 10-yr, and 100-yr for the underground detention basin.
8. A note should be added to the plans requiring submittal to this office of shop drawings for the detention vault and the outlet structure signed by a licensed professional engineer in the state of New Jersey.
9. A note should be added to the standards precast manhole detail requiring the manhole cover for the manholes along the discharge from the detention vault to be stamped "storm sewer".
10. We defer further review of the water and sanitary sewer systems to the Bayonne Utility Department and Suez.

D. MISCELLANEOUS

1. The applicant shall install "No Parking" striping at the proposed driveway entrance.
2. The applicant should note the size of all proposed landscape plantings and note the type of plantings proposed along the northern property line for further review.



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3. The applicant should consolidate the existing lots. The proposed lot number shall be approved by the Tax Assessor.
4. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
5. Other Agency Approvals:
 - Hudson County Planning Board
 - Bayonne Utility Department and Suez
 - 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
Adams A. Enterprise, LLC, Applicant
Matthew P. Posada, Esq., Applicant's Attorney
Orestes Valella, AIA, Applicant's Architect
Carl A. Jenne, PE, Applicant's Engineer