



**Consulting & Municipal
ENGINEERS**
A Subsidiary of Artheon, Inc.

3141 Bordentown Avenue
Parlin, NJ, 08859
732.727.8000 ☎
www.cmeusa1.com 🌐

MEMO TO: City of Bayonne
Zoning Board

FROM: Greg A. Valesi, P.E., C.M.E. *GAV*
City Engineer's Office

DATE: August 13, 2026

RE: *177 3rd St., LLC
Bulk Variance Relief
Report #1
Block 371, Lot 2
33 East 2nd Street
Bayonne, New Jersey
Our File: PBYZ0371.01/600.02
Application # Z-25-007*

As per your request, this office has reviewed the following documents relative to the above referenced Bulk Variance Relief application:

- Variance Plan, as prepared by EKA Associates, P.A., dated June 5, 2025, with a latest revision date of February 26, 2026;
- Architectural Plan, as prepared by CRE ARC, LLC, dated June 15, 2025, with no revisions;
- Incompleteness Response Letter, as prepared by Sills Cummis & Gross, dated April 8, 2026;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the northern side of East 2nd Street, between Lord Avenue and Lexington Avenue. The site consists of one (1) lot with an area of 3,179 SF and currently contains a one-story single family dwelling consisting of 1,700 SF and a detached garage in the rear yard. The applicant is proposing to construct a second story addition as well as adding a two-story addition in the rear yard, resulting in a two-family dwelling consisting of two three-bedroom units. The applicant is proposing three (3) on-site parking spaces, which includes two (2) spaces in the existing rear yard garage to remain and one (1) proposed angled parking space in the rear yard, and associated site improvements.

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 subject property shares the existing driveway with Block 371, Lot 1. As stated in the Incompleteness Response Letter, as prepared by Sills Cummis & Gross, dated April 8, 2026, an entity affiliated with the applicant owns the neighboring property. While there is currently no known recorded easement governing use of the shared driveway, the applicant is willing to formalize a maintenance and access agreement if required by the Board. Same would prohibit parking within the shared driveway to ensure unobstructed ingress and egress for both properties.

CONSULTING AND MUNICIPAL ENGINEERS, LLC • A SUBSIDIARY OF ARTHEON, INC.

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000 (CME)
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28412500 (ARTHEON)

Barnegat • Berlin • Camden • Cape May Court House • East Brunswick • Neptune • Parlin



2. The plans delineate the proposed roof leader drains to discharge directly onto East 2nd Street through the curblin. The plans should be revised to show a direct connection to the City's sewer main, in accordance with §33-10.7.a. Revised storm pipe callouts indicating pipe size, material, length, and slope should be provided as needed.
3. The provided turn template indicates that a portion of the vehicle would travel on the lawn area. The plan should be revised in accordance with §33-10.9.5.
4. Impervious coverage is being increased to 95.21%. As per §33-10.23, peak runoff after development shall be no greater than peak runoff prior to development, computed for the two-, ten-, and 100-year design storm. The applicant should provide a stormwater statement for review demonstrating that the ordinance is being met.
5. Provide a spot elevation at the eastern face of the proposed addition where it meets the existing dwelling.
6. In accordance with §33-10.22.d.7, a note should be added to the plan stating that grading shall direct runoff away from all buildings and avoid the concentration of stormwater runoff from one lot to another.
7. As per §33-10.17.c.1, street trees shall be required on all development applications. Proposed street tree species and location shall be delineated on the site plan as required for review. If installation of same is not feasible, a contribution should be made to the City's tree fund.

C. MISCELLANEOUS

1. The following construction details should be revised/provided on the site plans:
 - a. Provide a storm sewer saddle connection detail;
 - b. Provide a typical pavement repair detail. A minimum of 6" DGA subbase, 6" asphalt base course, and 2" asphalt surface course should be provided;
2. If the Board acts favorably on this application, the applicant shall provide a completed City of Bayonne Water/Sewer Service Application Form. A copy of same should be provided to this office.
3. If the Board acts favorably on this application, the applicant shall post the required fees and provide the required electronic submissions as per §33-12.5 Tax Map and GIS Maintenance Fees and Electronic Submissions.
4. If the Board acts favorably on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
5. Other Agency Approvals, if required:
 - Hudson County Planning Board
 - Bayonne Utility Department and Veolia
 - Soil Conservation District
 - All other agencies having jurisdiction

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

GAV/gav

cc: Acting Director of Planning, Zoning, and Development
Board Attorney
Board Planner
City Planner
Zoning Officer
177 3rd St., LLC, Applicant
Matthew P. Posada, Esq., Applicant's Attorney
Joseph N. Bachi, PE, CME, Applicant's Engineer
Jorge P. Fernandes, RA, Applicant's Architect