



MEMO TO: City of Bayonne  
Planning Board

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

DATE: October 6, 2023

RE: **377 Broadway Realty, LLC**  
**Preliminary and Final Major Site Plan**  
**Report #1**  
**Block 239, Lot 13**  
**377 Broadway**  
**Bayonne, New Jersey**  
**Our File: PBYP0239.01/600.01**  
**Application # P-23-007**

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

- Site Plan as prepared by Kawalek and Kawalek, dated May 2, 2023 with latest revision date of May 9, 2023;
- Boundary Survey as prepared by Caulfield Associates, LLP, dated April 18, 2017;
- Application Forms.

The following comments are offered with regard to same:

**A. PROJECT OVERVIEW**

1. The site is located on the west side of Broadway between West 17<sup>th</sup> Street and Andrew Street. The site consists of approximately 2,500 SF and currently contains a two (2) story building with one (1) commercial and one (1) residential unit on the ground floor and two (2) residential on the second floor. The applicant is proposing to construct a one (1) story addition to the existing building creating two (2) additional units for a total of five (5) residential units. The applicant is also proposing roof top amenity space.

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. In accordance with the ordinance, a total of six (6) parking spaces are required for the residential uses. The applicant has indicated that two (2) existing parking spaces are provided. The applicant will require a variance. The applicant should provide testimony with regard to this issue.



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2. The applicant is proposing to utilize the existing driveway for two (2) parking spaces which will have approximate dimensions of 8'X17' for each space and will be stacked. In accordance with Section 35-17.5a of the ordinance, minimum parking stall size shall be nine (9') feet in width by eighteen (18') feet in depth. Therefore, the applicant will require a variance.
3. The applicant should provide testimony regarding whether the existing ground floor residential unit is ADA compliant.
4. The applicant should indicate if any new utilities are proposed and how storm water run-off is managed.
5. The applicant should indicate where the mechanical equipment will be located. If located on the roof, how will same be screened.
6. The applicant should indicate how refuse and recycling storage and removal will be handled for the retail and residential uses.
7. The applicant should provide a note on the plan that indicates any concrete curb and/or sidewalk that is in disrepair or not ADA compliant will be removed and replaced.

**C. MISCELLANEOUS**

1. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
2. Other Agency Approvals, if required:
  - Hudson County Planning Board
  - Bayonne Utility Department
  - Soil Conservation District
  - All other agencies having jurisdiction

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

cc: Land Use Administrator  
Board Attorney  
Board Planner  
City Planner  
Zoning Officer  
377 Broadway, LLC, Applicant  
Paul Weeks, Esq., Applicant's Attorney  
Stephen Kawalek, RA, PP, Applicant's Architect