

**FIRST COMPLIANCE REVIEW – ENGINEERING**  
**PRELIMINARY & FINAL MAJOR SITE PLAN APPLICATION**  
**BAYONNE BAY – PHASE III (B12 LOT)**  
**BAYONNE BAY WEST REDEVELOPMENT AREA**  
**OWNER/APPLICANT: BAYONNE BAY DEVELOPERS URBAN RENEWAL, LLC.**

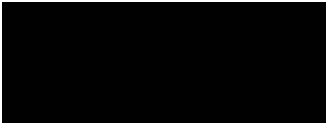
**PENINSULA AT BAYONNE HARBOR (BLOCK 820, LOT 1)**  
**CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY**

**MATRIX****NEW****WORLD**  
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April 6, 2024

**MATRIX JOB NO. 13-454-04**



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## INTRODUCTION

Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. (Matrix) has performed a review of the Preliminary and Final Major Site Plan application submitted by Bayonne Bay Developers Urban Renewal, LLC (“Applicant”). The Applicant is the property Owner and designated Redeveloper for the Bayonne Bay West Redevelopment District, located on the Peninsula at Bayonne Harbor. The Applicant initially received General Development Plan approval by resolution number P-16-011, adopted on July 12, 2016. The Applicant subsequently applied to the Planning Board for subdivision and site plan approval for the construction of up to 900 residential units to be constructed in three (3) phases, along with road improvements, utility infrastructure, and amenities. The Planning Board granted preliminary and final major subdivision approval, preliminary major site plan approval for Phases I and II, and final site plan approval for Phase I, which consisted of 290 residential units, with related amenities and infrastructure by resolution number P-17-009, adopted September 12, 2017. The Applicant later applied to the Planning Board for final site plan approval for Phase II of the development, which consisted of 210 residential units along with related amenities and infrastructure. The Planning Board granted final site plan approval for Phase II by resolution number P-20-008, adopted July 14, 2020. The Applicant is now seeking preliminary and final site plan approval for Phase III of the development, consisting of 78 residential units on the B12 parcel as shown below.

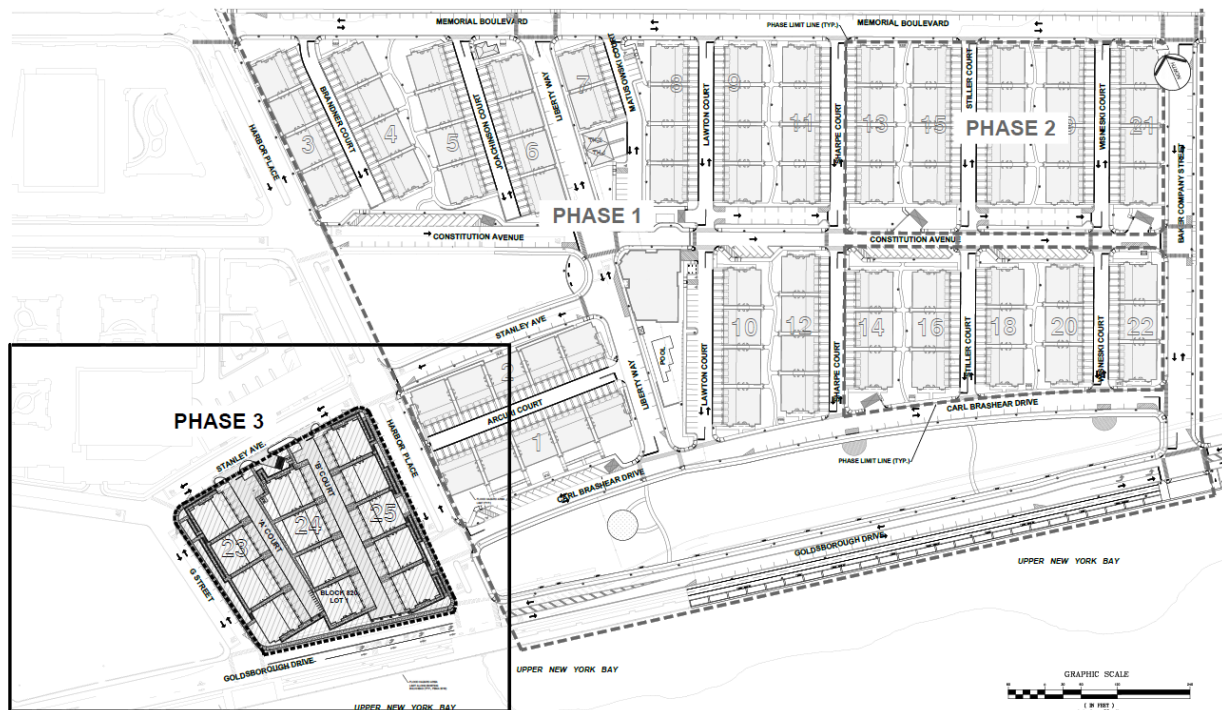


Figure 1: Property in Question - Block 820, Lot 1 (B12 Parcel) [Background: General Development Plan]

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The Applicant's property comprises 34.04 acres that are designated on the City tax rolls as Block 820, Lot 1; Block 821, Lot 1; Block 822, Lot 1; Block 823, Lot 1; Block 824, Lots 1 and 2; Block 825, Lots 1 and 2; Block 826, Lot 1; Block 827, Lot 1; Block 828, Lot 1; Block 829, Lot 1; Block 830, Lot 1.03; Carl Brashear Drive and a portion of Harbor Place. These lots were formally known as Block 830, Lots 1.01, 1.02, 1.03, and 1.04 which were designated by the Bayonne Bay West Redevelopment Plan as parcels BW1, BW2, BW3, BW4, BW5, BW6, BW7, and a portion of BW8. This application is for Block 820, Lot 1 which has a total area of 2.26 acres, all of which comprise Phase III within parcel BW6, also known as the B12 parcel. The parcel to be developed within Phase III is currently vacant.

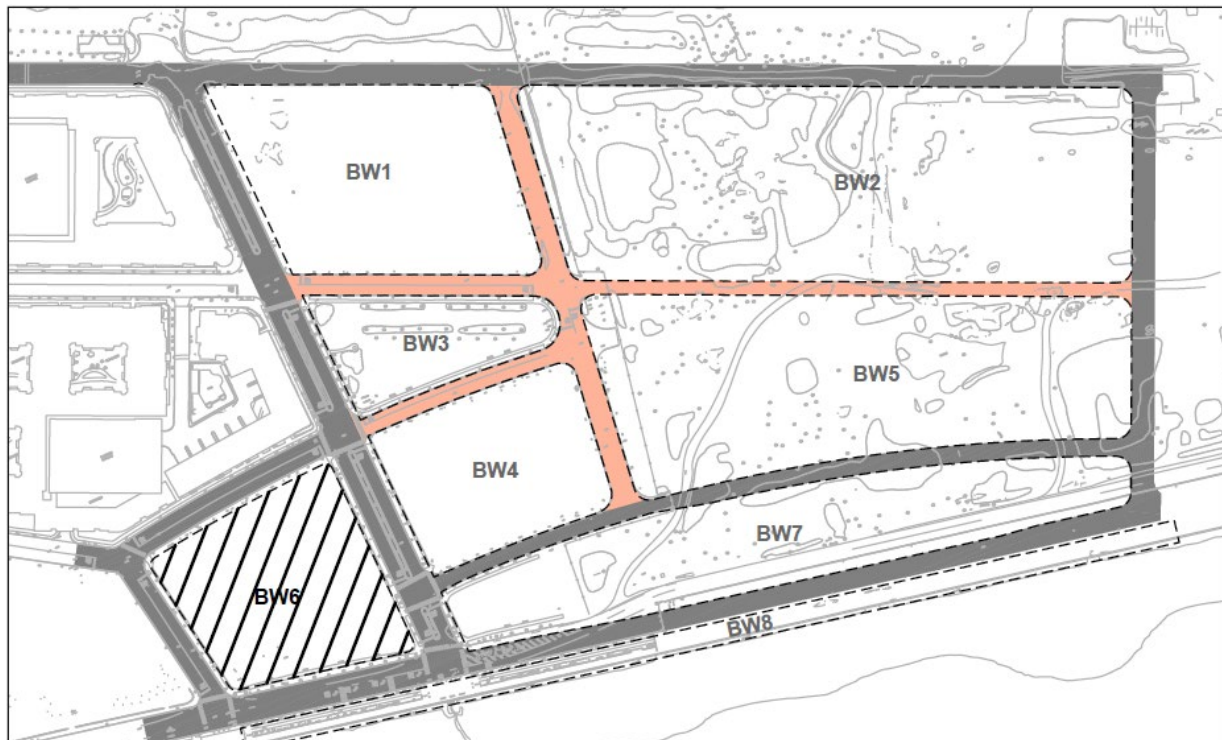


Figure 2: Site Zoning Map [Background: Bayonne Bay West Redevelopment Plan]

The Applicant requests Preliminary and Final Major Site Plan approval for Phase III of the development which consists of three 3-story residential buildings, including 78 total residential units with associated private roads, parking areas, and driveways. Parking will be provided on-site with a total of 156 spaces, meeting RSIS requirements and surpassing the requirements of the Redevelopment Plan. The proposed site improvements include new utility connections into Stanley Avenue, Goldsborough Drive, and Harbor Place as well as landscaping and lighting improvements. Additional utility improvements include rerouting the water and gas mains within the B12 lot to new piping along Goldsborough Drive and Harbor Place. The Applicant also proposes to construct stormwater conveyance systems to collect and convey runoff to an existing stormwater conveyance system.

## **RELATIONSHIP TO GENERAL DEVELOPMENT PLAN APPROVAL**

The application is presented in the context of the Bayonne Bay General Development Plan (GDP) approved by the Planning Board (Resolution P-16-011). The GDP effectively split the site into two parcels, the “main” parcel consisting of 32 acres and the B12 parcel consisting of approximately 2 acres. The subject of this application is the B12 parcel, designated now as Phase III, in the GDP.

The GDP is intended to provide a framework for development, based upon conceptual development plans. The GDP envisioned a total of 576 units for the entire site, phased over time, with 76 units to be built on Parcel B12. However, the GDP approval allowed for a maximum of 900 units to be built on site. This application proposes 78 dwelling units to be built on the B12 parcel, for a total of 578 units across the entire site. While the total number of units has increased, this application is still consistent with the approved GDP.

## **APPLICATION DOCUMENTS**

The application package reviewed by Matrix included the following:

1. City of Bayonne Preliminary and Final Site Plan Application Forms and supporting documents for Phase III;
2. City of Bayonne Development Application Checklist and supporting documents;
3. Architectural Plan Set, consisting of 7 sheets (Sheets A-7 through A-13), entitled “*Bayonne Bay Preliminary & Final Major Subdivision & Site Plan, Block 830, Lots 1.01, 1.02, 1.03, 1.04, City of Bayonne, Hudson County, New Jersey,*” prepared by Mark A. Berkowsky, A.I.A., of Berkowsky and Associates, Inc., dated May 19, 2017;
4. Site Plan set, consisting of 22 sheets, entitled “*Bayonne Bay, Preliminary & Final Site Plan – Phase III (B12 Lot), Block 820, Lot 1, City of Bayonne, Hudson County, New Jersey,*” prepared by Craig Hermann, P.E., of Paulus, Sokolowski and Sartor, LLC., dated December 22, 2021, last revised November 13, 2023;
5. City of Bayonne, Department of Finance, Certified List of Property Owners within 200 Feet of Block 820, Lot 1, prepared by Kaitlin Weaver, Tax Clerk, dated November 15, 2023;
6. City of Bayonne Tax Department, Tax Map Sheet 123, dated September 2018;
7. City of Bayonne Tax Department, Certification of Tax Clearance for Block 820, Lot 1, dated November 14, 2023;
8. Hudson County, Register of Deeds, Property Deed, prepared by Laurie Meyers, Esq., dated April 27, 2017;
9. Stormwater Report, entitled “*Stormwater Management Report, prepared for Bayonne Bay – B12 Lot, Block 820, Lot 1, City of Bayonne, Hudson County, New Jersey,*” prepared by Craig P. Hermann, P.E., of Paulus, Sokolowski and Sartor, LLC., dated November 2023; and
10. Statement of the Applicant.

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## **Reference Documents**

1. Redevelopment Plan, entitled “*Bayonne Bay West Redevelopment Plan*,” dated November 2015.

## **Matrix offers the following comments concerning the application materials:**

### **STATEMENT OF THE APPLICANT**

- The Statement of Applicant indicates that the proposed project consists of multi-family housing, comprising Phase III of the Bayonne Bay redevelopment, with 156 total parking spaces provided. The review of the site plan finds all these uses to be accurate.
- The Applicant is seeking preliminary and final site plan approval with the following variance relief:
  - a. The Applicant is requesting relief from the Redevelopment Plan requirement to provide a maximum of 90% impervious coverage where 93% is proposed. This variance was a result of the need to change the grade of the property to bring it out of the flood area. The subject parcel is the only location within the GDP area that exceeds this requirement, and the development as a whole is still well below the maximum impervious coverage permitted. The Applicant shall provide testimony in support of this variance relief request. Matrix recommends granting of this variance.
  - b. The Applicant is seeking a de minimis exception to the RSIS requirement of maximum length of multi-family courts. A maximum length of 300 ft is permitted whereas a 349 ft length is being proposed for Court B. The Applicant was advised during TRC review to not connect Court B to Goldsborough Drive due to additional traffic concerns and the extensive regrading required to make the connection, including within the right-of-way. The Applicant shall provide testimony in support of this variance relief request. Matrix recommends granting of this variance.

### **PRELIMINARY AND FINAL MAJOR SITE PLAN – ENGINEERING REVIEW**

#### **General Site Plan Comments**

1. The Site Plan includes substantial improvements located outside of the limits of the Applicant’s property, on land owned by the City of Bayonne. The Applicant shall obtain a license from the City of Bayonne Council to occupy the City Right of Way as a condition of approval. In addition to any provisions of the license, the Applicant shall be responsible for operation and maintenance of the off-site improvements in perpetuity. Considering the importance of these encroachments to the overall plan, no construction on the site shall commenced until the required license is secured.
2. The Site Plan includes work in the existing Goldsborough Drive, Harbor Place, and Stanley Avenue. The Applicant shall be required to maintain through traffic on these roadways

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throughout the entirety of the construction period and secure all necessary approvals from the Bayonne Police Department's Traffic Division.

3. The Applicant shall provide a sight triangle exhibit for all proposed intersections, and shall provide a sight triangle easement that benefits the City, if review by the Board Engineer finds that sight triangles fall within the private property.
4. All references to "G Street" shall be changed to "Garven Street."
5. The proposed dumpster is located in a prominent location, facing an existing development with streetside townhomes. The Applicant shall work with the City Planner to find the most suitable location for the dumpster, which may be at an off-site location within Phase 1 of the Applicant's redevelopment. The Applicant's proposed dumpster screening is inadequate and will require revision.
6. The Applicant proposes to construct "bump-outs" at the Stanley Avenue driveway entrances to the Site. These bumpouts may negatively impact the free flow of traffic on Stanley Avenue and cause a greater loss of on-street parking than would occur with standard driveway entrances. The Applicant shall provide testimony on this matter from a traffic engineer, including confirmation that the reduced cartway width is equal to or greater than the Redevelopment Area requirement.
7. The Applicant shall discuss how refuse and recycling are proposed to be stored and collected.
8. The Applicant shall discuss how packages would be delivered to individual units.

## **Sheet C-01 – Cover Sheet**

1. The Applicant has received a certified list of property owners within 200' of the site since the latest drawing submission date. The property owners table should be updated to reflect this information.

## **Sheet C-02 – General Notes and Legend**

1. The Applicant shall provide testimony as to why only one ADA parking stall is sufficient for the development. Of the 156 total spaces provided, 130 parking spaces are on-site driveway or garage spaces.
2. The Applicant shall revise the parking summary table to include the number of bicycle parking spots required and provided on site.

## **Sheet C-03 – Existing Conditions and Demolition Plan**

1. There are multiple callouts to the northeast of the project site that are cut off in this drawing. If these notes are applicable to the site, the plan shall be revised to make the callouts legible.

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2. The plans note areas of existing curb and pavement removal along Carl Brashear Drive and Goldsborough Drive east of the project site. The Applicant shall confirm these notes were from a previous phase of the development and remove the callouts as necessary.
3. The Applicant shall provide curb-to-curb pavement restoration and restriping around the entire perimeter of the redevelopment.
4. The Applicant proposes to remove and replace existing publicly owned streetscape materials around the perimeter of the site, including brick pavers, granite pavers, street furniture, lighting fixtures and signage. The Applicant shall preserve and protect these materials, including off-site storage and preservation as necessary. The Applicant may reuse these materials, provided they are determined to be in sufficient condition for reuse as determined by the Board Engineer. Any materials not reused by the Applicant shall be palleted and delivered to a site on the Peninsula at Bayonne Harbor at the Board Engineer’s direction.
5. The Applicant shall provide an exhibit illustrating the location of existing street trees relative to the location of proposed street trees. Based upon this exhibit, the Board Engineer will determine if any existing street trees will be required to be preserved. Any trees to be removed shall be transplanted at a location on the Peninsula at Bayonne Harbor at the direction of the Board Engineer and in accordance with standards applicable to tree transplantation survival.
6. The demolition plan shall identify existing utility services that enter the site from the surrounding roads and provide a demolition/removal plan for them.

## **Sheet C-04 – Overall Site Plan and Key Map**

1. No comments.

## **Sheet SP-1 – Dimension Plan**

1. The Applicant shall submit complete plans to the City of Bayonne Fire Department and/or Fire Official, as required for review and consent. Matrix defers to the appropriate fire official for matters regarding fire apparatus circulation, fire lane striping and signage, hydrant locations and testing, etc. The Applicant shall provide proof of such coordination with the approval of the fire official.
2. The Applicant shall provide a typical width dimension for driveway and garage parking spaces.
3. The plans indicate crosswalk striping is being proposed at the southeast end of the ‘A’ Court. Matrix recommends the Applicant provide testimony as to why a crosswalk is necessary in this location.
4. The Applicant shall callout all proposed traffic and parking markings, including color, thickness, and material.

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5. The proposed sidewalk tree grates appear to reduce the accessible width of sidewalks to 2 feet, which does not meet accessibility standards. Applicant shall confirm and provide testimony.
6. It should be confirmed that there is an existing R1-1 sign along G Street at the intersection of Stanley Avenue and G Street. If there is not, one should be proposed.
7. It should be confirmed that there are existing R1-1 signs along Harbor Place as it intersects Carl Brashear Drive and Goldsborough Drive. If there are not, they should be proposed.
8. The Applicant shall provide street name signs at all intersections.
9. The Applicant shall note if any additional signage is required for on-street parking such as street cleaning rules.
10. The Applicant shall provide a turning plan for vehicles using the driveways closest to the driveway entrances and for the A Court end unit.

## **Sheet GR-1 – Grading Plan**

1. The Applicant shall revise the plan to show proposed spot elevations at all building corners, top and bottom of curb elevations, and top and bottom of retaining wall elevations at the ends of each wall section. An enlarged grading plan may be required.
2. The plan notes proposed roof drains for Buildings 23 and 25 will connect to existing manholes in G Street and Harbor Place, respectively. A similar note should be included indicating where roof drainage from Building 24 will connect into. All direct connections for roof drains shall be made into the “clean” stormwater system and not contribute flow to the water quality treatment units.
3. The Applicant proposes a low point at elevation 8.40’ between two inlets on the east side of G Street. Matrix recommends the grading plan be revised to ensure stormwater sheet flow will be directed towards either inlet and not pool in the roadway.
4. The Applicant shall revise the repeating 12.98’ elevation callouts at the first pod of Building 23 to reflect what is shown in Inset A.
5. The Applicant shall revise the 12.59’ elevation callout at the first pod of Building 25 to reflect what is shown in Inset B.

## **Sheet UT-1 – Drainage and Utility Plan**

1. All utility work proposed on lands owned by the City of Bayonne shall be coordinated with the City and all necessary license agreements, indemnification and insurance requirements shall be satisfied prior to conducting work. Any City property disturbed by the proposed work shall be restored to the satisfaction of the City Engineer.



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2. The plan shall be revised to demonstrate that there is adequate fire hydrant coverage in accordance with the requirements of N.J.A.C. 5:21, both under final and interim conditions. The City of Bayonne Fire Official shall have the final input as to the number and location of proposed fire hydrants, as well as any required fire lane signage and/or striping.
3. This sheet does not show how the runoff from the roof will be collected and discharged. Matrix recommends the Applicant revise the plan to show how the roof runoff will be handled. As noted earlier, all roof runoff shall not contribute flow to the water quality treatment system.
4. The Applicant shall identify on the plans how the second, third, and fourth pods of Building 24 connect to the existing sanitary network.
5. The Applicant shall confirm if the fifth pod of Building 25 should connect to the proposed 16” gas main in Goldsborough Ave.
6. The Applicant shall identify water, gas, electric, and telecom connections between pods for each building, if any.
7. The Applicant shall provide a callout for the proposed sanitary sewer lateral connection extending from the first pod of Building 25.
8. The Applicant shall revise the plans to note the type of inlet being proposed for the concrete pavement areas in Courts A and B.
9. The Applicant proposes a new sanitary sewer lateral to connect to existing lateral stub and cleanout outside the second pod of Building 23 along G street. The location of the callout leader makes it difficult to determine where the connection point is. Additionally, the Applicant should note the location of the cleanout in this location.
10. The Applicant proposes modifications to the City’s water distribution system that could affect the system’s overall performance. The Applicant shall request that Veolia conduct a water main distribution modeling evaluation of the system changes and provide evidence that the proposed modifications do not negatively affect the system.

## **Sheet LP-1 – Landscape Plan**

1. There are multiple discrepancies between the quantities provided in the plant schedule and what is being proposed on the plans. The Applicant shall revise the plant schedule to provide updated quantities.
2. The plan currently shows one AR tree along G Street that does not feature a tree pit. The Applicant shall identify if this tree is meant to be planted in the proposed lawn area or revise the plans to include a tree pit in this location.

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3. The Applicant shall provide evidence that the proposed street trees are consistent with the species utilized on the adjoining, completed streetscapes. Modifications shall be made as necessary. Street Trees along Goldsborough drive shall be coastally compatible.
4. At least one of the existing benches along Goldsborough Drive shall be re-installed in the proposed open space behind the sidewalk and shall be accessible to the public and maintained by the Applicant.

## **Sheet LL-1 – Lighting Plan**

1. The plan shall be revised to show the locations and illumination levels of the existing Type A light fixtures to be relocated behind the new sidewalk along Harbor Place.
2. The lighting fixture key includes Type C and G fixtures which are not being proposed for the site. Matrix recommends the Applicant remove this item from the legend.

## **Sheet SE-1 – Soil Erosion and Sediment Control Plan**

1. The limit of disturbance boundary shall be revised to include sidewalk and curb improvements at the corner of Harbor Place and Goldsborough Drive. Additionally, water main improvements along Harbor Place should be included as part of the disturbance limit.
2. The plans shall be revised to include an additional inlet protection measure at the northeast corner of the intersection of Harbor Place and Goldsborough Drive.
3. The plans include callouts for silt fence and limit of disturbance outside of the project boundary, in the bike path adjacent to Goldsborough Drive. These callouts should be moved to the appropriate locations.
4. Matrix defers to the Hudson-Essex-Passaic Soil Conservation District (HEPSCD) for any additional comments on this sheet or plan set. The Applicant shall ensure the implementation and ongoing maintenance of all approved soil erosion and sediment control devices and measures, as indicated on approved HEPSCD plans and permits, or as directed by HEPSCD and/or the City of Bayonne.

## **Sheet PF-1 – Roadway Profiles I**

1. The profile titles need to be revised. Harbor Place is on the east side of the B12 lot, while G Street is on the west side of the B12 lot.
2. The Applicant shall revise the Harbor Place roadway profile to include approximate locations and inverts of proposed sanitary lateral connections.

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## **Sheet PF-2 – Roadway Profiles II**

1. Matrix recommends the Applicant prepare roadway profiles for the water and gas main improvements in Goldsborough Drive and Harbor Place in addition to the sanitary profiles provided.

## **Sheet PF-3 – Roadway Profiles III**

1. The Applicant shall include the grate and invert elevations for inlet DI-A05 on the Court A profile.

## **Sheet DT-1 – Site Details I**

1. The Applicant shall revise the plan to include details for all roadway striping (center line, parking, etc.).
2. The plan shall be revised to include a detail for concrete sidewalk adjacent to pavement at court driveways.
3. Detail 1 shall be revised to require the brick paver band without the building face exception.
4. Detail 7 shall be constructed with brick pavers in a pattern matching the driveway entrance across the street from the proposed driveways.
5. Detail 12 shall be of a granite material consistent with the adjoining streetscapes.

## **Sheet DT-2 – Site Details II**

1. The Applicant shall revise the plan to include a detail for proposed gates to breezeway.
2. Details 2, 3 & 7 – Handrails shall be of a finish and design consistent with those installed for Phases 1 and 2 of the Applicant’s development.
3. Detail 8 – Dumpster enclosure shall be designed to the satisfaction of the Board Planner.
4. Details 10 & 11 – Block wall facing finish and colors shall be to the satisfaction of the Board Planner.

## **Sheet DT-3 – Site Details III**

1. Guide rail materials and finish shall be to the satisfaction of the Board Planner. Board Planner may require that guide rails that face the public right of way be replaced with structural walls with decorative veneer.
2. Detail 2 – Exposed face of concrete walls that face the right of way shall have a brick veneer design (or equivalent) to the satisfaction of the Board Engineer.

**Sheet DT-4 – Roadway Cross-Section Details**

1. No comments.

**Sheet DT-5 – Stormwater and Sanitary Details**

1. Sewer connection details shall be reviewed by the City Engineer and Veolia.
2. The plan shall be revised to include a detail for an ADA-compliant grate, to be provided for inlet DI-A03 as noted on the plans.
3. The plan shall be revised to include a detail for PVC pipe connection to existing lateral stub and cleanout.

**Sheet DT-6 – Water Utility Details**

1. Water connection details shall be reviewed by the City Engineer and Veolia.

**Sheet DT-7 – Soil Erosion and Sediment Control Details**

1. No comments.

**Sheet DT-8 – Lighting Details**

1. No comments.

**Sheet DT-9 – Landscaping Details**

1. Details 1 & 2– Tree grates shall be consistent with those deployed on adjoining streetscapes.
2. Detail 2 – Belgian block curb shall be replaced with concrete curb.
3. Detail 2 – Detail does not leave sufficient room for ADA required sidewalk width.
4. Detail 2 – Add note for minimum required planting soil volume (200 cf) as required by Redevelopment Plan.
5. Detail 4 – Add note for minimum required planting soil volume (40 cf) as required by Redevelopment Plan.

**STORMWATER MANAGEMENT REPORT**

1. The Applicant shall revise the plan to include a pre-construction drainage area map in addition to the inlet drainage area map provided. The inlet drainage area map should be revised to include the existing inlets scheduled to remain along G Street, Harbor Place, and Stanley Avenue.

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2. As noted previously, the Applicant must revise the plans to show that all roof drains are connect to the “clean” stormwater system and do not contribute flow to the existing water quality units.

## **ARCHITECTURAL DRAWINGS**

1. The architectural plans prepared by Berkowsky and Associates, Inc. show gates between building pods at both the front and back face of the building. However, the civil plans only propose gates at the front faces of Buildings 23 and 25. Matrix recommends the Applicant provide testimony as to why fewer gates are being proposed.
2. The Applicant shall identify where proposed above-ground utility infrastructure is proposed, with particular attention to transformers, telecommunication facilities and gas meters. The Board Planner shall specify where screening is required.

## **TESTIMONY / DISCUSSION TOPICS**

Matrix recommends that the Applicant provide testimony at the Planning Board Hearing with regards to the following topics, in addition to those items specified above.

1. General: The Applicant shall provide testimony concerning all comments referenced above. This may be covered by a blanket statement that the Applicant accepts the comments of the Engineer and Planner or may be addressed on an item-by-item basis.
2. Conformance with the Redevelopment Plan: The Applicant shall provide testimony affirming that all aspects of the proposed redevelopment are consistent with the intent and goals, as well as specific requirements of the Harbor Station South Redevelopment Plan (latest revision).
3. Emergency Access: The Applicant shall provide testimony concerning the incorporation of emergency access within the site. In particular, the Applicant shall provide testimony that all proposed fire access routes and associated turning radii comply with the State of New Jersey Fire Access Code.
4. Flood Resilience: The Applicant shall provide testimony concerning the flood resiliency of the design.
5. Pedestrian and Bicycle Access: The Applicant shall provide testimony regarding the pedestrian/bicycle access to and within the site.
6. ADA Compliance: The Applicant shall provide testimony regarding the proposed project’s ADA compliance.
7. Phasing / Timing: The Applicant shall provide testimony concerning the phasing of the work and scope of the individual phases, if any.
8. Traffic: The Applicant shall provide testimony concerning internal circulation, emergency vehicle access, refuse and recycling vehicle access, parking, and off-site traffic impacts.

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9. Jitney Service: The Applicant shall provide testimony regarding the Redevelopment Plan's encouragement to provide Jitney bus service to the existing Hudson-Bergen Light Rail and future ferry terminal service.
10. Refuse / Recycling: The Applicant shall provide testimony as to the proposed means of refuse and recycling storage and collection operations for all uses within the proposed development.

## **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 (HEPSCD) Permit and NJDEP 5G3 Permit.
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 City Engineer and Veolia.
6. 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.
7. All other Federal, State and Local approvals as may be required.
8. In the event that plans are modified to accommodate other regulatory authorities' or utilities' 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.
9. Council approval of a license to occupy the City Right of Way with permanent improvements.
10. Payment of fees mandated by the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 et seq.), as applicable.

## **END OF REPORT**