



MEMO TO: City of Bayonne
Planning Board

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

DATE: June 4, 2024

RE: **38 East 25, LLC
Preliminary and Final Major Site Plan
Report #1
Block 191, Lot 6
38 East 25th Street
Bayonne, New Jersey
Our File: PBYP0191.02/600.01
Application # P-23-033**

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 S.A.M. Consulting Engineers, LLC, date of December 24, 2023, with a latest revision date of April 8, 2024;
- Architectural Plan, as prepared by Emara Ghobrial Architects, date of March 18, 2024, with a latest revision date of April 12, 2024;
- Stormwater Management Report, as prepared by S.A.M. Consulting Engineers, LLC, dated January 2024;
- Topographic Survey of Property, as prepared by Lakeland Surveying, dated March 7, 2023, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located along the south side of E. 25th Street, between Broadway and Avenue E. The site currently contains a two-story residential building, asphalt driveway and masonry garage that are proposed to be demolished. The applicant is before the Board to request a three (3) and a half story – five (5) unit building (one (1) one bedroom and four (4) two bedroom) with parking in the rear.

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. The entrance to the rear three (3) parking spaces is provided through a driveway with a width less than 10'. At the TRC meeting, we had noted a minimum of 12' in width is preferred with 10' being the minimum. This should be addressed.
2. Clearly delineate all property lines and right-of-way lines around the PIQ on all site plan sheets.
3. The applicant should delineate all locations of full depth asphalt repair on the plan, including the 2' wide repair strip along all new curb and at all utility services.
4. The applicant is proposing parking in the front yard. In accordance with Section 35-17.5.c.2 of the ordinance, any parking for multiple family dwellings...may be located in any yard provided that no parking area be located closer than five feet from any street right-of-way and three feet from any other property line. All four (4) proposed parking spaces do not comply with this requirement. Variances will be required.
5. The grading plan should be revised to clearly show the proposed depressed curb for the driveway, as well as the transition flares.
6. The site plan should be revised to removed the note stating, 'Proposed Sawcut line and limit of sidewalk.' The sidewalk shall not be sawcut at the property line and should be removed to the nearest expansion joint, as approved by the City Engineer's Office.
7. The north elevation of the architectural plan shows a bike rack at the rear of the building; however, the site plan shows a car park space in the same location. Please address.
8. The applicant should provide testimony regarding the operation and disposal of trash from the Trash Room in the cellar. As part of the testimony, the applicant's professionals shall testify regarding how the accessible unit on the first floor will access the Trash Room in the cellar.
9. The proposed No Left Turn signage should be relocated outside of the public right-of-way.
10. Additional existing spot elevations should be provided in the front yard area of the neighboring 2 ½ story dwelling. The applicant is lowering the existing grade in this area in access of 20" and the tie-in with the neighboring property needs to be further reviewed.
11. The applicant should provide ADA accessible signage in conformance with the Barrier Free subcode.
12. The applicant provided proposed grades and the proposed sidewalk across the property frontage is not ADA compliant. The plan should be revised for ADA compliance.
13. The Accessible parking space in the front of the building is not ADA compliant. The maximum running slope, and cross slope, shall not exceed 2%. In addition, the applicant's proposed accessible space in the front of the proper will result in the existing driveway curb cut extending from approximately 11' wide to a proposed width of 24', eliminating existing on street parking.



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14. The applicant is proposing 4" thick sidewalk which is not permitted at the driveway crossing and apron. The plan should be revised to indicate 6" Thick, reinforced concrete is required at all locations where vehicles will traverse the frontage.
15. The zoning chart lists the project as three to six family dwelling. The architectural plan shows that 5 units are proposed. Clarification is required.
16. The survey appears to note that there may be an oil tank located on the project site. Clarification to what this note means is required. All USTs shall be removed in accordance with NJDEP regulations.
17. The site plan should be revised to comply with recently passed and signed S-3223 (P.L. 2021, c. 171) which the Governor signed into law on July 9, 2021, regarding the provision of EVSE and Make-Ready parking spaces since 5 units are proposed. Applicant shall discuss compliance with this regulation and the site plan should be revised accordingly. The site plan should be revised to show the EV charging station, pavement marking and EVSE signage. Details should be provided, as well. Four (4) make-ready spaces, one of which shall be accessible for people with disabilities is required.

Please note, a parking space prepared with EVSE or Make-Ready equipment shall count as two (2) parking spaces for the purposes of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10 percent of the total required parking.

C. STORMWATER MANAGEMENT REVIEW

General

1. The reference project has been reviewed in accordance with the City of Bayonne Zoning Ordinance and New Jersey Residential Site Improvement Standards, NJAC 5:21.

Stormwater

2. In accordance with City of Bayonne Ordinance §33-10.23, stormwater discharges from the proposed development must be controlled to pre-development levels. The drainage report must be updated with a complete set of stormwater runoff/management calculations to confirm compliance with ordinance requirements.
3. Drainage area maps for pre and post-development conditions relevant to the project area must be provided in the report. The drainage areas map must clearly show drainage area boundaries, contours, land use, flow paths, design points and enumerate areas, RCN values, and times of concentration.
4. Stormwater calculations must use the current NOAA rainfall depths for the design storms (<http://hdsc.nws.noaa.gov/hdsc/pfds/index.html>) that reflect the project location correctly.



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5. The stormwater connection to the existing sewer must be made with a lateral connection with a proposed cleanout.
6. We defer further review of the water and sanitary sewer systems to the Bayonne Utility Department and Veolia.

D. MISCELLANOUS

1. While this office defers review the water system to the Bayonne Utility Department and Veolia, a 6" connection to the water main appears too large. Water system calculations should be provided justifying the water service connection size.
2. Revise the Sawcut and Pavement Restoration Detail to show the line of excavation is a minimum 24" from the proposed face of curb.
3. The Concrete Retaining Wall Detail notes that final design drawings will be provided by others. At a minimum, the footing layout should be further evaluated because it appears that in order to construct same, a construction access and maintenance easement will be required from Block 191 Lot 5.02.
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 Veolia
 - All other agencies having jurisdiction

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

RJR/DM

cc: Director, Planning and Zoning
Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
38 East 25, LLC, Applicant
Paul Kapish, Esq., Applicant's Attorney
S.A.M. Consulting Engineers, LLC, Applicant's Engineer
Emara Ghobrial Architects, Applicant's Architect