



MEMO TO: City of Bayonne  
Planning Board

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

DATE: June 3, 2026

RE: ***317 Broadway Bayonne, LLC  
Preliminary and Final Major Site Plan  
Report #1  
Block 252, Lot 17  
317 Broadway  
Bayonne, New Jersey  
Our File: PBYP0252.02/600.02  
Application # P-25-015***

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

- Preliminary and Final Major Site Plan, as prepared by Bowman, dated December 10, 2025, with a latest revision date of January 21, 2026;
- Topographic Survey of Property, as prepared by Lakeland Surveying, dated January 26, 2022, with no revisions;
- Architectural Plan, as prepared by Zampolin & Associates Architects, dated July 31, 2024, with a latest revision date of April 2, 2025;
- 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, north of its intersection with Broadway and West 14<sup>th</sup> Street. The site consists of one (1) lot with an area of approximately 2,712 SF and currently contains a one (1) story commercial building. The applicant is proposing to construct an additional four (4) stories with associated site improvements. Upon completion, the building will contain two (2) commercial units and eight (8) residential units.

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 applicant's narrative statement indicates that an additional four (4) stories are proposed to be constructed, however, the site plan indicates that the existing building is to be removed. The applicant should



provide testimony clarifying if the subject application is for a newly constructed building, or a four-story addition to the existing building.

2. The architectural plans indicate a potential walkout in the rear of the building with steps. Same is not shown on the site plans. The applicant should provide testimony clarifying if the rear yard walkout will be provided. The site plans should be revised as needed.
3. It appears likely that a portion or the entirety of the sidewalk fronting the lot will be closed for the duration of construction. The applicant should provide testimony clarifying same.
4. As per the 8<sup>th</sup> Street redevelopment plan parking requirement, as well as §35-17.6 Parking Space requirements, eight (8) parking spaces are required for the proposed residential units, and three (3) parking spaces are required for the proposed commercial office space, for a total of eleven (11) spaces. The applicant is proposing no off-street parking spaces and therefore will require a variance.
5. As per §33-10.23.a Stormwater Management, peak runoff after development shall be no greater than the peak runoff prior to development, computed for the two-, ten-, and 100-year design storm. Calculations shall be provided demonstrating same.
6. The Site Preparation Plan calls for the existing paver patio and wall to be removed, however; it is still shown in the Site Plan. The Site Plan should be revised to show the proposed final condition.
7. The proposed grading information in the rear yard indicates that approximate slopes of 18%-25% are created from the rear property line, towards proposed Inlet A1. The applicant should provide testimony to clarify the existing conditions in the rear yard, and how the proposed grading may impact neighboring properties. Alternate methods to stabilize the rear yard, such as proposing a retaining wall, should be considered. Construction details should be provided as needed.
8. The site plan notes "existing utility lateral to be revised or new water and sewer laterals to be provided per City requirements." The applicant should provide testimony indicating if the existing utility laterals are adequate and in satisfactory condition to service the proposed building. If not, the existing utilities should be called out to be removed and capped at the main, and new laterals should be proposed. Pipe sizes and materials should be provided for any proposed utilities. Pipe length, slope, and inverts at the building and final street connection should also be provided for any proposed sanitary sewer laterals.
9. As per §33-10.17.c.1 Street Trees, street trees shall be required on all development applications. The site plan does not call for a proposed street tree. If installation of same is not feasible, the applicant should make a contribution to the City's tree fund.
10. The grading information provided within the sidewalk along the property frontage indicates areas that are not ADA compliant, therefore; the sidewalk should be replaced. Revise the plans to indicate same. Proposed spot elevations should be provided within the sidewalk area to demonstrate compliance with current ADA guidelines.
11. The curbline should be replaced along the property frontage. Revise the plans to indicate same. Existing and proposed top and bottom of curb elevations should be provided at the curb tie-in points and along the curbline.
12. Infrared pavement repairs should be provided for all trench restorations within Broadway. A note should be added to the plans indicating same.



13. Roof leader drains should be delineated on proposed site plan.
14. The applicant should indicate if any mechanical equipment will be located on the roof and if so, how same will be screened.
15. The applicant should provide testimony on refuse and recycling removal for the commercial space and residential units.

**C. MISCELLANEOUS**

1. The following construction details should be revised/provided on the site plans:
  - a. The Storm Doghouse Connection detail should be revised to provide detail for the entire proposed doghouse manhole structure. The doghouse manhole should conform to HS-20 loading, same should be noted in the detail;
  - b. Provide a typical detail for the proposed turf in the rear yard;
  - c. Provide a typical concrete curb detail;
  - d. Provide a typical concrete sidewalk detail;
  - e. Provide a pavement repair detail. A minimum of 6" DGA subbase, 6" asphalt base course, and 2" asphalt surface course should be provided;
  - f. Provide a typical detail for a sanitary sewer connection into the City's main;
  - g. Provide a typical detail for a water utility connection to the City's main.
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: Director, Planning and Zoning  
Land Use Administrator  
Board Attorney  
Board Planner  
City Planner  
Zoning Officer  
317 Broadway Bayonne, LLC, Applicant  
John Zucker, Applicant's Attorney  
Anthony Zampolin, Applicant's Architect  
William H. Hamilton, Applicant's Planner