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MEMO TO: City of Bayonne
Zoning Board

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

DATE: April 15, 2021

RE: **Vito Spano**
Report #1
Block 64, Lot 33
16 West 49th Street
Bayonne, New Jersey
Our File: PBYZ0064.01/600.01
Application # Z-20-009

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 Kawalek and Kawalek Architects, LLC, dated June 11, 2020 with latest revision date of March 4, 2021;
- Site Survey, as prepared by Irving C. Johnson, dated September 22, 1997;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the southern side of West 49th Street between Ave C and Broadway. The site contains an existing one (1) story brick building which encompasses the northern half of the lot which was previously used as a bus garage. The applicant is proposing to utilize the site for a Sign and Awning Manufacturer Business. There are no site improvements proposed at this time by the applicant.

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 should provide testimony to the Board regarding the size and number of trucks that will access the site. The applicant should indicate where the trucks will load and unload.
2. The applicant should provide testimony regarding the number of employees that will utilize the site and the hours of operation.



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3. The applicant has indicated that parking will be provided. The location of same should be delineated on the plans. It should be noted that there does not appear to be enough existing depth between the front property line and building to accommodate parking in front of the building.
4. The applicant should indicate if any site lighting is proposed.
5. The applicant should remove and replace any curb and sidewalk that is in disrepair along the property frontage. The applicant should ensure the sidewalk is ADA compliant.
6. The applicant should perform a general clean-up of the front of the building and façade.
7. The applicant should ensure that vehicles exiting the garage area have adequate visibility to see pedestrians traversing the sidewalks along the frontage.

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

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

RJR/rr

cc: Land Use Administrator
Board Attorney
Board Planner
Zoning Officer
Vito Spano, LLC, Applicant
Paul Weeks, Esq., Applicant's Attorney
Kawalek and Kawalek Architects, LLC, Applicant's Architect