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MEMO TO: City of Bayonne
Planning Board

FROM: Robert J. Russo, PE, PP, CME
City Engineer's Office

DATE: November 1, 2023

RE: **745-747 Broadway
Preliminary and Final Major Site Plan
Report #1
Block 139, Lots 18 & 19
745-747 Broadway
Bayonne, New Jersey
Our File: PBYP0139.01/600.02
Application # P-22-028**

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 Edwin A. Reimon, PE, dated September 7, 2022 with latest revision date of June 22, 2023;
- Architectural Plans, as prepared by GRO Architects, PLLC, with an issue date of October 21, 2022 with latest revision date of June 26, 2023;
- Stormwater Drainage Report, as prepared by Edwin A. Reimon, PE, dated September 2022;
- Traffic Impact Evaluation, as prepared by Klein Traffic Consulting, LLC, dated April 21, 2023;
- Environmental Impact Statement, as prepared by John McDonough Associates, LLC, dated July 21, 2023;
- Boundary and Topographic Survey as prepared by Clearpoint Services, LLC, dated May 4, 2022, with latest revision date of June 21, 2023;
- 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 the intersection of Broadway and West 33rd Street. The site is currently a 5,885 SF vacant lot and has been since a fire



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destroyed the existing buildings in 2016. The applicant is proposing to construct a six (6) story, multi-family apartment building consisting of 27 residential units (21 Studio units and 6 two (2) bedroom units) and 1512 SF of ground floor retail space with associated site improvements. The applicant does not propose any on-site parking.

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 is proposing no off-street parking spaces for the residential units. In accordance with the ordinance, a total of twenty-nine (29) parking spaces are required. The applicant will require a variance.
2. In accordance with the ordinance, the maximum lot coverage is 70% while the applicant has indicated a lot coverage of 80% which will require a variance. The applicant should provide lot coverage calculations to verify the noted proposed 80% coverage.
3. This office recommends that the applicant mill and pave Broadway along the property frontage from the centerline to the curblin.
4. The applicant should provide additional existing and proposed grades along the existing property lines to verify that the construction will not adversely impact the adjoining properties.
5. The Applicant's Engineer should design the proposed sidewalks to meet the latest ADA and MUTCD requirements. Any grading transitions shall be accomplished beyond the property limits so that all proposed sidewalk along the frontages are ADA compliant. The applicant should ensure all entrances to the proposed building are ADA compliant.
6. The applicant should provide testimony regarding trash and recycling facility operations.
7. The applicant should provide top and bottom of wall elevations for the proposed retaining wall located along the rear property line. It appears the wall is over four (4') feet in height which will require plans signed and sealed by a professional engineer. The applicant shall either obtain a construction and access easement or relocate the wall onto the subject property.
8. The applicant should install a light fixture on the existing light pole base within the Broadway right-of-way.
9. The applicant shall provide testimony regarding the use of the rear yard area. The finish material and any proposed site improvements should be discussed.



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10. The site engineer should review layout of the concrete footing for the proposed concrete wall as the footing is in conflict with the detention basin and realignment of the basin appears to be required.

C. UTILITIES

General

1. The properties in question, Block 139 Lots 18 & 19, consist of approximately 5,884.5 SF (0.135 acres) and are currently vacant.
2. The Applicant proposes to construct an underground detention structure to address stormwater management requirements.
3. The proposed mixed-use development (commercial & residential) will disturb less than one acre of land. The referenced project has been reviewed in accordance with the City of Bayonne Code of Ordinances and New Jersey Residential Site Improvements Standards (RSIS).
4. The Applicant must obtain a Soil Erosion and Sediment Control Certification from the Hudson Essex Passaic Soil Conservation District. A copy of the plan certification must be provided to this office.
5. The applicant should add the following note to the site plan, 'The existing utility pole and overhead wiring should be relocated to minimize disturbance to the neighboring properties. The applicant cannot commence with the relocation without receiving approval from the City Engineering Office.'
6. Remove the Typical Connection to PVC, Clay or Ductile Sewer Detail. The City allows Inserta-Tee connections to the sewer system.

Stormwater

7. In accordance with RSIS standards, NJAC 5:21-7.3.(e), no pipe size in the storm drainage system shall be less than 15 inches. The pipe sizes should be revised to meet this requirement.
8. The drainage report must include the storm sewer collection system design calculations. The Applicant's engineer should ensure that runoff from the site for all storms up to the 100-yr storm event can be conveyed overland or through the surcharged conveyance system to the underground detention basin. All outflow pipes from underground detention must be designed to convey a 100-year storm.



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9. Routing of roof drains to the underground detention basin must be shown on construction plans.
10. A cross-section of the Underground Detention System (UGDS) must be provided on plans. It should indicate the top and bottom of the stone, pipe elevations, and seasonal high groundwater.
11. Underground detention system details must include the maximum water surface elevation for the 2-yr, 10-yr, and 100-yr storm event.
12. The stormwater routing for a 100-year storm shows a maximum elevation of 26.06 ft, which is almost 1 ft higher than the proposed grade (25.33 ft). The maximum elevation for a 100 yr. storm event must be below the top of the pipe in UGDS. The stormwater management system must be revised to address this issue.
13. The stormwater routing for underground detention basin routing must consider the backflow preventer and tailwater from a 36" sewer in the street. The 36" sewer must be considered full for this analysis.
14. Inspection ports should be provided at the end of each row of pipes for maintenance. In addition, a construction detail of the inspection ports should be provided.
15. A fabric filter should be provided on all sides of the stone fill around the 36-inch diameter pipes to prevent clogging the voids within the stone fill.
16. The UGDS must be able to drain in 72 hours. Drain time calculations should be provided in the drainage report. Drain time should be added to the construction details as well as the operation and maintenance manual.
17. The construction detail for the outlet structure must be provided in the construction plans. The outlet structure should be a two-chamber outlet structure. The trash racks should be installed in the upstream chamber to be able to provide maintenance without having to access the underground basin.
18. The outlet control structure must provide a 2-ft sump in the downstream chamber.
19. Per stormwater management regulations, Trash rack details should be provided for all outlet devices (orifices, weirs, overflow grates, etc.) shown on the proposed outlet structure. The trash racks must meet the requirements in NJAC 7:8-5.7 and 6.2. The trash racks should be installed in the upstream chamber to be able to provide maintenance without having to access the underground basin.



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20. The backflow prevention device for the outflow pipe shown on the plan is unacceptable and must be replaced. In addition, the backflow prevention device should be relocated on-site outside of the right-of-way.
21. The UDGS outflow pipe will be constructed under the building. Construction details for the pipe construction must be provided on construction plans, and maintenance of this outflow pipe must be addressed in the Operation and Maintenance Manual (OMM). Equipment access for the detention basin in the rear of the site should also be discussed in the OMM.
22. There should be a minimum of 1-foot vertical separation between the bottom of the detention system (stone pocket) and the seasonal high groundwater elevation.
23. A soil report addressing the construction and function of the detention system with respect to the seasonal high groundwater elevation should be provided.
24. As per BMP Manual requirements, a minimum of two (2) soil profile pits should be excavated for each area of the proposed Underground Detention Basin to establish seasonal high water in the area of the proposed basin. The Applicant should perform the required testing in accordance with Chapter 12 of the NJ BMP Manual.
25. An Operation and Maintenance Manual, prepared in accordance with NJAC 7:8-5.8, shall be provided for the proposed underground detention system, outlet control structure, backflow preventer, and outflow pipe.
25. The applicant should reconstruct the existing catch basin located along the Broadway frontage and provide a new bicycle safe grate and 'N-Eco' casting. A detail for same should be provided.
26. The applicant should provide fire flow calculations for further review.
27. Two (2) operation valves for the water service are not required. The valve in the sidewalk should remain. Veolia will determine whether a wet tap or cut-in tee will be acceptable for installation of the water service.
28. We defer further review of the water and sanitary sewer systems to the Bayonne Utility Department and Veolia.

D. MISCELLANEOUS

1. The applicant should consolidate the existing lots. The proposed lot number shall be approved by the City Tax Assessor.



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2. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
3. Revise the Vinyl Fence detail to provide concrete footings for the posts.
4. Other Agency Approvals:
 - 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.

RJR/DM

cc: Director Planning and Zoning
Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
745-747 Broadway, Applicant
Donald M. Pepe, Esq., Applicant's Attorney
Edwin A. Reimon, P.E., Applicant's Engineer
GRO Associates, PLLL, Applicant's Architect