



MEMO TO: City of Bayonne
Planning Board

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

DATE: April 4, 2024

RE: **309 Broadway Realty, LLC
Preliminary and Final Major Site Plan
Report #1
Block 257, Lot 12
309 Broadway
Bayonne, New Jersey
Our File: PBYP0257.02/600.01
Application # P-23-032**

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 DAL Design Group, date of October 28, 2023, with no revisions;
- Storm Sewer Report, as prepared by DAL Design Group, dated October 28, 2023;
- Boundary & Partial Topographic Map, as prepared by P² Land Surveying Inc., dated October 15, 2015, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located at the southwestern corner of the intersection of Broadway and West 14th Street. The site consists of approximately 3,175 SF and is currently vacant. The applicant is proposing to construct a five (5) Story, residential building containing a total of eight (8) residential units on the second, third, fourth, and fifth floors with eight (8) parking spaces located in a parking garage on the ground floor. It should be noted that on July 11, 2017 this site received Preliminary and Final site plan approval to construct a three (3) story building containing six (6) units and six (6) parking spaces. The applicant never moved forward with the construction of the project.

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. In accordance with Section 35-17.5a of the ordinance, no driveway curb cut shall exceed ten (10') feet in width and there shall be no more than one (1) driveway curb cut per lot. The applicant is proposing a depressed curb that is 20' in width located along the 14th Street frontage which will require a variance.



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2. In accordance with section 33-10.29c of the ordinance, all parking garages shall have adequate security provisions. The applicant should provide testimony to the Board regarding same and should indicate whether security cameras will be provided in the parking garage and around the building perimeter.
3. The applicant shall provide additional spot elevations along the pedestrian access route along the property frontages and at the driveway crossing to ensure that it is in compliance with current ADA Standards. A minimum of a 4' wide pedestrian access route with a maximum cross slope of 2% is required. The applicant may need to remove sidewalk past the project limits to properly transition the proposed sidewalk to existing.
4. The applicant should provide additional existing and proposed grades along the western and southern property lines to ensure the proposed improvements do not adversely impact these lots.
5. The applicant indicates that the proposed curb along West 14th Street and Broadway is to be replaced with 8"x18" concrete vertical curb, however, the City's standard curb is 9"x18" concrete vertical curb. The applicant should revise the site plan accordingly.
6. The applicant is proposing a depressed curb height of approximately one (1) inch along the driveway entrance. The applicant should revise the site plan to provide a one and a half (1.5) inch depressed curb height.
7. The proposed curb ramps at the intersection Broadway and West 14th Street do not appear to be A.D.A. compliant. The applicant should revise the grades to ensure that the curb transitions do not exceed a slope of 10%.
8. The applicant indicates that the proposed A.D.A. Parking sign within the garage is to be mounted at the ceiling. The applicant should revise the note to indicate that the sign is to be mounted on the wall.
9. The applicant is proposing an A.D.A. Parking sign near the front entrance of the building. The applicant should revise the site plan accordingly.
10. This office recommends that the applicant mill and pave Broadway along the property frontage from the centerline to the curbline due to the proposed utility connections. West 14th Street has been recently paved by the City and an infrared repair is required for the curb line patch.
11. The applicant should indicate how refuse and recycling storage and removal will be handled.
12. The applicant is proposing a vehicle lift system for vehicular parking in the parking garage. The application should provide testimony regarding how the proposed system will operate.
13. The applicant should indicate how the mechanical equipment located on the roof will be screened.
14. The applicant is proposing a first-floor elevation of 14.20 in the lobby. The applicant indicates that the proposed manhole rim elevation near the garage entrance is 14.50. It appears that the elevation continuously rises towards the back of the garage. This appears to indicate that the elevation of the garage at the entrance to the lobby is greater than 14.50. The applicant should clarify how A.D.A. access will be provided from the garage to the lobby.



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15. The applicant should provide the location of the proposed water valve on the site plans.
16. The applicant should provide the location of the proposed sewer cleanouts on the site plans.
17. The applicant should provide the pipe size, material and invert information for the existing sewer main along Broadway.

C. STORMWATER MANAGEMENT REVIEW

General

1. The Applicant proposes to construct an underground detention structure to address stormwater management requirements.
2. The proposed residential development will disturb less than one acre of land. The reference project has been reviewed in accordance with the City of Bayonne Code of Ordinances and New Jersey Residential Site Improvements Standards (RSIS).
3. 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.

Stormwater

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.
5. 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.
6. Since the stormwater management for the site is contingent on routing the roof runoff through the underground detention basin, construction plans must show how roof drains connect to the underground detention basin.
7. A site-specific cross-section of the Underground Detention System must be provided on plans. It should indicate the top and bottom of the stone, pipe elevations, the maximum water surface elevation for the 2-yr, 10-yr, and 100-yr storm event, and seasonal high groundwater elevation.
8. 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.
9. The stormwater routing for the underground detention basin must consider the backflow preventer and tailwater from the city sewer in the street. The city sewer pipe must be considered full for this analysis.
10. The underground storage system 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.



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11. The construction detail on sheet C2.1 for the outlet structure must be modified. The outlet structure should be a two-chamber outlet structure. The trash racks should be installed in the upstream chamber to provide maintenance without accessing the underground basin.
12. The outlet control structure must provide a 2-ft sump in the downstream chamber.
13. 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 provide maintenance without having to access the underground basin.
14. The outflow pipe must include a backflow prevention device to prevent backflow from a combined sewer into the underground detention basin. Details for the backflow preventer must be provided on the plans.
15. The underground storage system outflow pipe size, slope, and material must be specified on construction plan sheet C1.2.
16. The existing conditions plan (sheet C1.1) must be updated to show the Pipe size, material, and slope of the existing storm/combined sewer pipe in Broadway.
17. The stormwater connection to the existing sewer must be made with a manhole. Blind stormwater connections are not allowed.
18. 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.

D. MISCELLANOUS

1. The applicant should provide or revise the following construction details:
 - a. All site concrete shall be 4,500 PSI, all references to concrete strength shall be updated accordingly;
 - b. The Typical Cross Section of 7" Concrete Driveway Apron detail shall be revised to indicate a 9"x18" concrete vertical curb. In addition, the detail shall be revised to indicate a 1.5" depressed curb height and a 4'-0" landing area;
 - c. The Gutter Patch at New Curb detail shall be revised to indicate a two (2) foot wide bituminous stabilized base course including a six (6) inch thick dense graded aggregate base course. In addition, the dimensions of the 9"x18" concrete vertical curb do not appear to be in accordance with the typical City curb;
 - d. The 8"x18" Concrete Vertical Curb detail shall be revised to be 9"x18";
 - e. Concrete Paver detail;
 - f. Manhole Cover detail;
 - g. The Traffic Signs and Symbols detail shall be revised to provide signs that are compliant with the M.U.T.C.D.;
 - h. The applicant provided the Typical Service Connection to Existing Sewer Main detail that specifies utilizing a friction clamp to connect to an existing sewer main, however, this office recommends utilizing a rubber gasket type connection.



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2. The applicant should provide and note that tree grates will be installed for the four (4) existing shade trees along Broadway and West 14th Street. A detail should be provided. The tree grates shall be ADA compliant.
3. The applicant shall install "No Parking" striping at the proposed driveway entrance.
4. The handicap parking stall striping and markings shall be blue. The applicant shall revise the site plans and construction details accordingly.
5. The applicant should replace any hydrant markings and crosswalk striping that are impacted by the improvements. Same should be noted on the plans.
6. The applicant should submit a signed and sealed copy of the survey of the site.
7. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
8. 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/AG

cc: Director, Planning and Zoning
Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
309 Broadway Realty, LLC, Applicant
Raff, Masone & Weeks, P.A., Applicant's Attorney
DAL Design Group, Applicant's Engineer/Architect