




**Consulting & Municipal
ENGINEERS**

3141 Bordentown Avenue
Parlin, NJ, 08859
732.727.8000
www.cmeusa1.com

MEMO TO: City of Bayonne
Planning Board

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

DATE: January 10, 2025

RE: **26 North Avenue Urban Renewal, LLC
Preliminary and Final Major Site Plan
Engineering Report #1
Block 297, Lot 3
26 North Avenue
Bayonne, New Jersey
Our File: PBYP0297.02/600.01
Application # P-24-670**

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 Site Plan, as prepared by Dynamic Engineering, dated October 2, 2024, with no revisions;
- Architectural Plans, as prepared by Marchetto Higgins Stieve, dated September 23, 2024, with no revisions;
- Stormwater Management Report, as prepared by Dynamic Engineering, dated October 2024, with no revisions;
- Traffic Impact Study, as prepared by Dynamic Traffic, dated September 27, 2024, with no revisions;
- Environmental Impact Statement, as prepared by John McDonough Associates, LLC, dated September 26, 2024, with no revisions;
- Boundary & Topographic Survey, as prepared by Pronesti Surveying, Inc., dated January 2, 2013, with a latest revision date of September 18, 2024;
- Application Forms.

CONSULTING AND MUNICIPAL ENGINEERS LLC
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000
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The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located on the south side of North Street, between John F. Kennedy Memorial Boulevard (C.R. 501) and Avenue C. The project is located on one (1) parcel totaling 82,078 SF and is currently vacant. This site previously received Planning Board approval in 2015, application #P-15-019 to construct a twenty-two story, 244' high (principal building height) building consisting of 170 residential units, 3,890 square feet of ground floor retail, 237 parking spaces. The applicant is currently proposing to construct a fourteen story, 55,436 SF mixed use building consisting of 500 residences, 6,929 SF of commercial space, a four (4) story parking garage containing 446 parking spaces.

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 h.1 of the Redevelopment Plan, the applicant is required to provide a minimum of one (1) off-street parking space per residential dwelling unit resulting in 500 off-street parking spaces. In accordance with Section h.2 of the Redevelopment Plan, the Applicant is required to provide one (1) off-street parking space for every 2,000 s.f. of commercial space, resulting in 4 off-street parking spaces. Therefore, the Applicant is required to provide 504 total off-street parking spaces. It should be noted that the Applicant is providing sixty-nine (69) EVSE Make-Ready parking spaces (seventy-five EVSE Make-Ready spaces are required as noted below) which entitles the Applicant to a maximum 10% credit of the required off-street parking reducing the number of required spaces to 454.
2. The Applicant is proposing off-street parking within a four (4) level parking garage. The Applicant should review the orientation of the ramp between the Ground Floor plan and 2nd Floor Plan. The up ramp delineated on the Ground Floor Plan leading to the 2nd floor does not appear to correspond with the down ramp delineated on the 2nd Floor Plan leading to the ground floor.
3. The Applicant is providing a total of twelve (12) ADA parking spaces including two (2) van accessible parking spaces within the four (4) level parking garage. We take no exception to the number of ADA parking spaces, however, we recommend that the Applicant provide a minimum of one (1) van accessible parking space on each level of the parking garage.
4. In accordance with the State's model Electric Vehicle Ordinance for providing make-ready and/or electric vehicle parking spaces, the Applicant is required to provide 15% of required off street parking spaces as Make Ready spaces; and install EVSE or charging stations for at least 1/3 of the 15%. Within three (3) years from the date of issuance of Certificate of Occupancy (CO), the Applicant shall be required to install an additional 1/3 of the 15%. Within six (6) years from the date of issuance of CO, the Applicant shall be required to install the final 1/3 of the 15%. In addition, 5% of the total EVSE parking spaces shall be accessible for people with disabilities. It



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should be noted that ADA parking required for UCC cannot be used for EVSE/Make-ready spaces ADA parking. The Applicant is required to provide a total of seventy-five (75) EVSE/Make-ready parking spaces including three (3) EVSE/Make-ready spaces ADA parking spaces. The applicant can claim a credit of 50 spaces from a planning perspective; therefore, the new total parking spaces is 454 spaces including 75 EVSE spaces (three must be accessible). The application does not comply with the minimum number of EVSE/Make-ready parking spaces required and should revise accordingly.

5. In accordance with Section h.6.g of the Redevelopment Plan, parking spaces with charging equipment for electric vehicles shall be located to the extent feasible closest to an entrance or exit to the parking structure. The Applicant should provide testimony on how this requirement is being met.
6. We defer to the Bayonne Fire Department on the locations of the EVSE Make-Ready parking spaces and the requirement for high intensity sprinkler heads within EVSE Make-Ready parking areas.
7. In accordance with Section h.7.a of the Redevelopment Plan, bicycle storage shall be accommodated in the building at a rate of 0.5 bicycles per dwelling unit. In accordance with Section h.7.b, a minimum of one designated bicycle parking space for every 500 sf of non-residential floor area shall be provided. The Applicant is required to provide 264 bicycle parking spaces. The Applicant is proposing a total of 266 bicycle parking spaces within the enclosed Bike Storage room. The bicycle parking demand has been met.
8. The Applicant is proposing two (2) curb ramps on either side of the driveway entrance to the garage. The crosswalks appear to encroach on the Applicant's property. The Applicant should revise the site plans to relocate the curb ramps within the City's right-of-way.
9. In accordance with Section 33-10.17.a of the Ordinance, sidewalks shall have a minimum width of four feet. The Applicant is proposing a sidewalk width of 10.8' however, only three and a half (3.50) feet of the sidewalk is located within the public right-of-way along North Street, adjacent to the on-street parking spaces. We recommend that the applicant should provide a sidewalk access easement to comply with the ordinance.
10. In accordance with Section p.9 of the Redevelopment Plan, multi-sensory wayfinding for the vision and hearing impaired should be included in sidewalk design. The Applicant should provide testimony on how this requirement will be met.
11. The Applicant should revise the site plans to delineate the locations of the handrails along ramps and stairs.
12. In accordance with Section a.1 of the Redevelopment Plan, commercial establishments shall not exceed 5,000 gross leasable square feet each. Section t.1 of the Redevelopment Plan states that any non-residential use in the building shall be a minimum of 4,000 gross leasable area and a maximum of 7,000 gross leasable area on the ground or second floor of the building. The



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Applicant is proposing a retail space of 6,929 s.f.; this office defers to the Board Planner regarding whether this complies with the Redevelopment Plan.

13. The Applicant should provide typical floor plan layouts of the studio, 1 bedroom and 2 bedroom apartments to this office for review.
14. In accordance with Section c.3 of the Redevelopment Plan, balconies are a permitted accessory use provided that no balcony overhangs a property line, right-of-way line, or railroad easement. The Applicant is proposing several balconies that overhang the right-of-way line near the northeast corner of the proposed building. It appears the encroachment may require a variance and approval from the City Council.
15. In accordance with Section h.6.d of the Redevelopment Plan, the interior parking area 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 structure and around the building perimeter.
16. The Applicant provided a detail for permeable pavers on sheet A00 of the architectural plans. The site plans and architectural plans do not specify a location for the pavers. The Applicant should provide testimony regarding the location of the pavers. Should the Applicant choose to propose permeable pavers, a minimum separation of two (2) feet from the S.H.W.T. shall be provided. The Applicant should perform geotechnical testing in accordance with Chapter 12 of the BMP. The Applicant shall also propose an appropriate connection to the stormwater management system as approved by this office.
17. Should the Board act favorably on this application, the Applicant shall be required to submit traffic safety and pedestrian detour plans for review by the City Traffic Safety Unit and this office.
18. The Applicant should revise the site plan to delineate full depth pavement repairs required to install the proposed storm sewer system and all site utilities.
19. In accordance with Section t.2 of the Redevelopment Plan, any non-residential portion of the building shall be subject to a non-residential development fee for affordable housing pursuant to N.J.S.A. 4:55D-8.1. Any residential development fee attributable to the development shall be as set forth in the redeveloper's agreement.
20. In accordance with Section t.3 of the Redevelopment Plan, any traffic signal who's timing is required to be altered from the traffic effects of the development of the redevelopment site shall be fitted with signal preemption for emergency vehicles. The Applicant should provide testimony on how this requirement will be met.
21. In accordance with Section t.5 of the Redevelopment Plan, the designated Redeveloper of the Redevelopment Area shall be responsible for any and all environmental regulatory compliance in accordance with New Jersey Department of Environmental Protection (NJDEP) requirements for property acquired by the Redeveloper.



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22. The applicant should provide testimony regarding trash and recycling facility operations. The Applicant is proposing a trash room within the building with a loading area adjacent to the room. It is unclear how a refuse vehicle will be able to maneuver and turnaround in such a narrow width. A circulation plan should be provided for further review.
23. The Applicant should provide testimony on roof mounted equipment and the screening and acoustic buffering of same in accordance with Sections t.d and t.e of the Redevelopment Plan.
24. This office recommends that North Street be milled and overlaid to the centerline of the roadway along the property frontage.
25. This office recommends a color stamped concrete apron be installed at the site driveway for pedestrian safety.

C. SITE GRADING REVIEW

1. The Applicant appears to be modifying the existing grade of the pavement within the City's right-of-way. The Applicant shall be required to match the existing pavement grades.
2. The Applicant shall provide additional top and bottom of curb elevations at all PC's, PT's, angle points, and where proposed curb meets existing curb.
3. The Applicant shall provide additional spot elevations where the proposed sidewalk meets existing sidewalk.
4. The Applicant shall provide top and bottom of wall elevations for the proposed wall along the ramp located along the front of the building.
5. The Applicant indicates a finished floor elevation of 22.00 on the architectural plans for the retail space. The site plans indicate an elevation of 21.70 at the door to the retail space. The Applicant should discuss how ADA access will be provided. In addition, at the rear entrance, the elevation of the hallway appears to be 25.00. The Applicant should discuss how the three (3) foot elevation change will be accomplished. In addition, plan coordination is required.
6. The applicant should provide the proposed cellar floor elevation. The applicant should perform soil logs to determine the season high ground water table.

D. STORMWATER MANAGEMENT

General

1. The Applicant proposes to address stormwater management by matching existing stormwater discharge patterns.



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2. The reference project has been reviewed in accordance with the New Jersey Stormwater Management Rules N.J.A.C. 7:8 as amended July 17, 2023, Residential Site Improvement Standards (RSIS), the City of Bayonne Redevelopment Plan, and the City of Bayonne ordinance.
3. The Applicant proposes more than 5,000 SF disturbance and, in accordance with NJ PL Chapter 251, 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.
4. The proposed development proposes more than 1 acre of land disturbance and must obtain a General Permit for Construction Activities from the NJDEP. A copy of the permit must be provided to this office.
5. Since the project is considered a Major Development under stormwater rules at NJAC 7:8. An executed Major Development Stormwater Summary (Attachment D of the Tier A MS4 NJPDES Permit) shall be submitted to the City.

Stormwater

6. The drainage report needs to be revised to include a capacity analysis of the existing downstream pipe, the discharge point for site runoff into North Street. This analysis should ensure that there is adequate capacity to convey the peak outflows from the proposed development. It must cover at least two pipe reaches downstream along North Street and take into account both onsite and offsite flows. The existing combined sewer main within North Street is 16"; the proposed pipes from this development should not be larger than the size of the main.
7. The Applicant should indicate the existing inverts at the location of the proposed doghouse manhole. The site plan should be revised accordingly.

E. LIGHTING AND LANDSCAPING

1. In accordance with Section q.3 of the Redevelopment Plan, the minimum and maximum footcandle illumination should be 0.5 and 4.0, respectively, at grade level along the main pedestrian pathway in front of the building. In accordance with Section q.4 of the Redevelopment Plan, the lighting levels along the side yard should not exceed 0.25 footcandle at the property line. Along the rear yard, the lighting levels should not exceed 4.0 footcandles. The Applicant should revise the site plans to provide point by point lighting analyses demonstrating compliance with this requirement.
2. In accordance with Section q.4 of the Redevelopment Plan, lamps shall emit a color temperature between 2800 K and 4000 K with a minimum color rendering index of seventy (70) or higher. The Applicant should revise the site plans to include this information.
3. The Applicant indicates a luminaire mounting height of ten (10) feet on sheet no. 7 of the site plans. The Wall Mounted Light Detail – A provided on sheet 13 indicates a mounting height of 7'-4". Coordination is required.



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4. In accordance with Section s.3 of the Redevelopment Plan, planting areas shall be adequately irrigated. The Applicant should provide testimony on how this requirement will be met.
5. In accordance with Section s.4 of the Redevelopment Plan, rooftop planters shall contain appropriate drainage outlet systems and may include storage reservoir systems, irrigation and root barriers. The Applicant should provide testimony on how this requirement will be met.

F. MISCELLANEOUS

1. The demolition plan, sheet no. 3, notes that the existing utility pole located within the City's right-of-way will be relocated. The applicant shall not remove any utility services to neighboring properties without having approval from the City, the City's representatives, the utility owners and the neighbor's. All preparation work and install of new poles shall be performed prior to removal of the existing infrastructure.
2. The applicant should note the sizes and materials of the existing water mains, gas mains and sewer mains on the site plan.
3. The Applicant is proposing a sanitary lateral connection having an invert of 12.00 at the main. It appears that the proposed invert is higher than the existing inverts at both ends of the main. The Applicant should review this further and revise accordingly.
4. The Applicant is proposing to reset the existing fire hydrant along North Street. This office recommends the applicant replace the hydrant. Any hydrant improvements cannot move forward without approval from the Bayonne Fire Department.
5. We defer further review of the water and sanitary sewer systems to the Bayonne Utility Department and Veolia.
6. Should the board act favorably for this application, the applicant shall provide this office with the electronic CAD files for this site plan, as part of resolution compliance review.
7. The applicant should provide or revise the following construction details:
 - a. All site concrete shall be 4,500 psi, air-entrained;
 - b. Proposed building mounted sign detail should be added;
 - c. All parking signage provided on sheet A00 of the architectural plans shall conform to the Manual on Uniform Traffic Control Devices (MUTCD);
 - d. The standard Hudson County Roads Details should be added;
 - e. The standard Curb Replacement Details should be added;
 - f. The standard Detail for Connection to Existing Manhole should be added;
 - g. The standard Detail for Connection to Existing Brick Manhole should be added;
 - h. The standard Buried Valve Detail should be added.



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8. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.

9. Other Agency Approvals:
 - Hudson County Planning Board
 - Bayonne Utility Department and Veolia
 - NJDEP, if required
 - Soil Conservation District
 - Bayonne Fire Department
 - All other agencies having jurisdiction

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

RJR/AG

cc: Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
26 North Avenue Urban Renewal, LLC, Applicant
Michael Miceli, Esq., Applicant's Attorney
Marchetto Higgins Stieve, Applicant's Architect
Robert J. Colucco III, PE, Applicant's Engineer