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MEMO TO: City of Bayonne
Planning Board

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

DATE: August 18, 2022

RE: **Woodmont Bayonne Phase 2
Urban Renewal, LLC
Preliminary and Final Major Site Plan
Report #2
Block 37, Lot 1
West 53rd Street
Bayonne, New Jersey
Our File: PBYP0037.01/600.01
Application # P-21-023**

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 Bertin Engineering, date of June 22, 2021, with latest revision date of July 25, 2022;
- Architectural Plan, as prepared by Sonnenfeld and Trocchia Architects, P.A., date of June 22, 2021, with latest revision date of July 22, 2022;
- Stormwater Drainage Analysis, as prepared by Bertin Engineering, date of June 22, 2021, with latest revision date of June 1, 2022;
- Stormwater Operation & Maintenance Manual, as prepared by Bertin Engineering, date of June 22, 2021, with latest revision date July 25, 2022;
- Environmental Impact Statement, as prepared by Bertin Engineering, date of December 8, 2021, with latest revision date July 25, 2022;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located west of John F. Kennedy Boulevard between W. 52nd and W. 53rd Streets and contains one (1) lot of approximately 3.07 acres. The area of construction is generally an existing cleared grass field. The applicant is proposing to construct a four (4) story building that will consist of eighty-five (85) residential units (37- 1 bedroom units & 48 – 2 bedroom units); one hundred twenty-five (125) street level parking spaces, five (5) compact spaces and eight (8) garage spaces for a total of one hundred thirty-eight (138) spaces.



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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 the Redevelopment Plan, Section 1.3.2.d, the land below the bluff is wetlands and should be dedicated to the City for parks and open space. In addition, in accordance with the Redevelopment Plan, Section 1.3.2.h, an easement should be provided for the adjacent environmentally sensitive area at the south west corner of the property to serve as a public park. We recommend these areas be encompassed in a conservation easement dedicated to the City.
2. In accordance with the Redevelopment Plan, Section 1.3.2.g, the applicant shall provide for the installation of the necessary equipment to accomplish signal preemption for emergency vehicles at one signalized intersection in the area. A note has been added to the plans indicating same.
3. 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) curb cut per lot. The applicant is proposing two (2) 44' depressed curbs located on both West 52nd and West 53rd Streets and will require a variance for same.
4. The applicant should present color renderings of the proposed building in addition to material samples at the board hearing.
5. The applicant should provide adequate security provisions for the parking lot, garage and building perimeter. The applicant should provide testimony to the Board regarding same and should indicate whether security cameras will be provided in these areas.
6. The applicant should provide a consistent width sidewalk along W. 52nd Street, matching the existing 7' wide sidewalk. In addition, the sidewalk layout should be revised so that the existing utility poles are not located within the proposed sidewalk, to the maximum extent feasible.
7. Various existing monitoring wells are shown on the site plan. It is unclear if they are to remain; however, some monitoring well castings are within curb lines, retaining wall lines and it's unclear if other monitoring wells will need to be relocated/reset to grade. The applicant should provide testimony on the need of the monitoring wells and what their post construction status will be, including who is responsible for maintenance.
8. The applicant has provided a gate for access to the trail that leads to the park walkway. Signage should be added indicating the park hours.
9. For the units with proposed dens, the applicant should eliminate the doors and widen the doorway opens for the entrance to each so they cannot be utilized as bedrooms.
10. Our office recommended that the existing dead-end water mains that terminate at the end of both West 52nd and West 53rd Streets should be extended along the western side of the proposed building connecting the water mains and eliminating the dead ends. The applicant has indicated that due to grading issues and environmental constraints it is not possible to install the main in that



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location and has proposed looping the water main through the driveway aisle of the parking lot. We recommend the applicant shift the connection on West 52nd Street further to the west closer to the building. The water service and fire connection should connect to the east of the main extension. The water main extension should be encompassed in a utility easement. In addition, the fire hydrants at the terminus of each street should be noted to be removed and replaced.

C. STORMWATER MANAGEMENT

GENERAL

1. The Applicant proposes constructing one (1) underground detention structure and one (1) pervious concrete pavement area to address stormwater quantity management and water quality.
2. The reference project has been reviewed in accordance with the Stormwater Management Rules NJAC 7:8 as amended on March 2, 2020, and City of Bayonne ordinances.
3. The wetlands are shown on the plans indicating that an NJDEP Letter of Interpretation (LOI) was obtained on 1/24/2017. The applicant should note on the plan sheet C2.2 indicating Wetlands Permit # and its expiration date.
4. The proposed development will disturb portions of the wetlands transition areas; therefore, an NJDEP Freshwater Wetlands permit was obtained for the proposed disturbance. The applicant should note on the plan sheet C2.2 indicating Wetlands Permit # and its expiration date. A copy of the NJDEP stamp plans should be provided.
5. 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.
6. An executed Major Development Stormwater Summary (Attachment D of the Tier A MS4 NJPDES Permit) shall be submitted to this office for review and approval.

STORMWATER

1. Water quality calculations should conform to methods in the BMP manual. Please review chapter 5 of the BMP manual and revise calculations accordingly. Storage in the stone layer must be equal to or greater than the volume of water quality storm.
2. The stormwater report should be updated to include a summary table of design parameters for the pervious concrete area, such as inflow area, water quality volume, drainage area ratio, design infiltration rate (if any), and separation from seasonal high groundwater table. It must demonstrate compliance with BMP design standards per the NJDEP BMP Manual Chapter 9.6.
3. A Pervious concrete pavement detail must note the drain time for proposed pervious concrete pavement area.



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4. One (1) foot separation between the bottom of the porous pavement and the seasonal high water table is required. Please provide a geotechnical investigation to confirm that the pervious concrete areas meet this requirement.
5. A site-specific cross-section of the Underground Detention System was provided on plans. It should also indicate the seasonal high water table elevation.
6. In accordance with NJ BMP Manual, a minimum of 1-foot vertical separation between the bottom of the detention system (stone pocket) and the seasonal high groundwater elevation is required. No updated information was provided.
7. Underground detention basin routing must include the effect of tailwater from a 15" pipe in the street.
8. The outflow pipe must include a backflow prevention device to prevent backflow from a combined sewer into the underground detention basin.
9. As per BMP Manual requirements, geotechnical investigations must be performed for each area of the proposed BMP to determine soil suitability and establish seasonal high water in the area of the proposed BMP. The Applicant should perform the required testing in accordance with Chapter 12 of the BMP Manual.
10. A geotechnical investigations location map overlaid with proposed improvements must be provided for review.
11. The drainage report should be updated to include a summary table listing the following for each BMP: area of BMP, depth of BMP; the number of test pits/boring/soils profiles performed for the BMP; depth of soil investigation, no of infiltration tests performed, minimum tested permeability rates, seasonal high-water table established; and the number of soil investigations required per Chapter 12 of BMP Manual.
12. All stormwater conveyance pipes must have adequate capacity to convey the 100-yr storm event unless the Applicant's engineer demonstrates that runoff from the 100-yr storm event will reach the underground detention basins via an alternate path. Revise drainage report accordingly.
13. The drainage report should be revised to include a capacity analysis of the existing conveyance system on West 52nd Street (to verify adequate capacity for the proposed discharge into the system). The analysis should include at least two pipe reaches below the point of discharge.
14. We defer further review of the water and sanitary sewer systems to the Bayonne Utility Department and Suez.

O&M MANUAL

1. In accordance with NJAC 7:8-5.8(d), the maintenance plan and any future revisions shall be recorded upon the deed of record for the property. The Operation and Maintenance Manual



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- (O&MM) should be revised to include Deed Book#, Page#, and the date the deed was filed with County Clerk.
2. In accordance with NJAC 7:8-5.8(d), the maintenance of stormwater management facilities and any future revisions to the manual shall be recorded upon the deed of record for the property. O&MM should be updated to include this requirement.
 3. The O&MM should be revised to include the name and telephone number of the person or persons responsible for preventative and corrective maintenance.
 4. In accordance with NJAC 7:8-5.8(g), O&MM shall be evaluated by the person responsible for maintenance for updates and effectiveness at least once per year. The O&M manual shall be updated and recorded in the deed as needed at that time. O&MM should be updated to include this requirement.
 5. In accordance with NJAC 7:8-5.8(h), the person responsible for maintenance shall retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, this maintenance plan. O&MM should be updated to include this requirement.
 6. The O&MM should be revised to include a summary of design parameters for the underground detention basin and pervious concrete areas. The information should include design detention time, drain time, and elevation of the seasonal high water table. In addition, provide the type, size, and invert elevation for each outflow device in the outlet structure. Please refer to the link below for the NJDEP template:

https://www.nj.gov/dep/stormwater/maintenance_guidance.htm
 7. The O&MM must be updated to include a schedule of regular inspections for all BMPS in one summary table form.
 8. The backflow prevention valve should be added to the list of structures that require inspection and maintenance.
 9. In accordance with NJAC 7:8-5.8(d), the maintenance of stormwater management facilities and any future revisions to it shall be recorded upon the deed of record for the property. O&MM should be updated to include this requirement.
 10. As per NJDEP BMP Manual Ch. 8, the maintenance plan should include approved disposal and recycling sites and procedures for sediment, trash, debris, and other material removed from stormwater management measures during maintenance operations. This information should be added to the plan.
 11. As per NJDEP BMP Manual Ch. 8, maintenance plans should include procedures and equipment required to protect the safety of inspection and maintenance personnel. This information should be added to the O&MM plan.



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12. In accordance with BMP Manual, De-icers containing magnesium chloride, calcium magnesium acetate, or potassium acetate should not be used on Pervious Concrete. O&MM should be updated to include this requirement.

D. MISCELLANEOUS

1. The Applicant's Engineer should design the proposed curb ramps, sidewalks, cast-in-place detectable warning surfaces, signing, striping, and crosswalks, to meet the latest ADA and MUTCD requirements.
2. The applicant should address Fire-Sub Code Official's concerns regarding Fire Vehicle turning access through parking area.
3. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
4. Other Agency Approvals:
 - Hudson County Planning Board
 - Bayonne Utility Department and Suez
 - NJDEP
 - All other agencies having jurisdiction

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

RJR/DM

cc: Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
Woodmont Bayonne Phase 2 Urban Renewal, LLC, Applicant
Stephen Santola, Esq., Applicant's Attorney
Bertin Engineering, Applicant's Engineer