CITY OF BAYONNE
SITE PLAN REFERRAL
AND
REQUEST FOR RECOMMENDATION

***E-mail will be sent with One-Drive electronic file share***

Date: October 19, 2023
Application number: P-22-028

Applicant Name: 745-747 BROADWAY, LLC

Site address: 745-747 Broadway,
Block 139 Lots 19

[ ] Joseph Benkert
Building Construction Official

[ ] Joseph Coughlin
Fire Sub-Code Official

[ ] Joseph Ryan
Historic Preservation Commission

[ ] Robert Zawistowski
Bayonne Environmental Commission

[ ] Michele Hennessey (for subdivision matters only)
Tax Assessor

[ ] Robert Russo, P.E.
City Engineer

Attorney for Applicant:
Michael Miceli, Esq

[X] Planning Board
[ ] Zoning Board of Adjustment

Application and site plan for your consideration.

The Administrator has placed the matter on the agenda for the meeting of November 06, 2023
Please provide your comment by: October 30, 2023

COMMENTS: (Use separate sheet if necessary)

See Attached Comment Sheet.

Dated: 10/19/2023
Signed: JBR
1. Buildings designed after March 6, 2023, must use the new code cycle year for design.
2. Construction type is not indicated on plans.
3. Two exits must be placed a distance apart equal to one half of the length of the maximum overall diagonal dimension of the building.
4. Buildings shall be provided with natural ventilation or mechanical ventilation. Where the air infiltration rate in a dwelling is less than 5 air changes per hour the building shall be ventilated by mechanical means. Ventilation calculations must be submitted for review.
5. Area of refuge must be indicated on all floors at the elevator.
6. This building may require a standby generator.
7. Professional Engineer’s PROTECTION OF ADJOINING PROPERTY PLAN MUST BE SUBMITTED FOR REVIEW.
8. Professional Engineer’s calculations for additional snow drift onto lower adjacent roof structures must be submitted for review.