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MEMO TO: City of Bayonne
Planning Board

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

DATE: May 8, 2023

RE: **197 Avenue E. Urban Renewal, LLC
Preliminary and Final Major Site Plan
Report #1
Block 221, Lot 12.01
197 Avenue E
Bayonne, New Jersey
Our File: PBYP0221.04/600.01
Application # P-22-029**

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 Dresdner Robin Environmental Management, Inc., dated November 2, 2022, with no revisions;
- Architectural Plans, as prepared by Marchetto Higgins Stieve, dated November 2, 2022, with a latest revision date of March 15, 2023;
- Stormwater Management & Engineers Report, as prepared by Dresdner Robin Environmental Management, Inc., dated September 2022, with no revisions;
- Traffic Impact Study, as prepared by Dynamic Traffic, dated October 7, 2022, with no revisions;
- ALTA/NSPS Land Title Survey as prepared by Clearpoint Services, LLC, dated March 16, 2022, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the west side of Avenue E between East 19th Street and Standard Place. The project is located on one (1) recently consolidated parcel totaling 28,745 SF and is currently vacant. The applicant is currently proposing to construct an eleven story, 241,163 SF residential building consisting of 250 residences and a four (4) story parking level containing 250 parking spaces. It should be noted that on July 10, 2018, the above referenced site had received approval to construct an eleven story, 138,650 SF residential building consisting of 125 residences and a four (4) story parking structure containing 245 parking spaces.



Memo to Bayonne Planning Board
Our File: PBYP0221.04
May 8, 2023
Page 2 of 7

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 2.1.C.3 Streetscape of the Redevelopment Plan, existing street sidewalks, curbs and parallel parking shall be reconstructed. The Streetscape shall include street trees, ornamental lighting and street furniture and shall be aesthetically consistent with the adjoining area. The applicant should note and delineate same on the site plan.
2. In accordance with Section 2.1.C.4 of the Redevelopment Plan, traffic signals abutting the Redevelopment area on Avenue E must be fitted with signal preemption for emergency vehicles. Same is noted on the site plan.
3. In accordance with Section 2.1.B.1.v of the Redevelopment Plan, the maximum lot coverage permitted is 90%. The applicant is proposing 98.3% lot coverage which will require a variance.
4. In accordance with Section 2.1.B.3.iii.6 of the Redevelopment Plan, all parking structures 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.
5. In accordance with Section 2.1.B.3.3 of the Redevelopment Plan, 125 bicycle parking spaces are required. The applicant is proposing a bike storage room of 716 square feet. The applicant's professional shall clarify how many bicycle parking spaces are available in the bike storage room.
6. In accordance with Section 2.1.C.6 of the Redevelopment Plan, the designated redeveloper is responsible for any and all environmental regulatory compliance in accordance with NJDEP requirements upon property acquired by the Redeveloper.
7. In accordance with Section 2.1.C.7 of the Redevelopment Plan, all free-standing site lighting fixtures shall be no higher than 20 feet above grade with a maximum illumination of 1.0 fc at all property lines. The applicant exceeds the maximum FC illumination at the property lines along Avenue E and E. 19th Street, respectively, and will require a variance/waiver. In addition, our office recommends building mounted lighting be provided along Standard Place since it is the access location to the parking garage. Same should be shown on the Lighting plan.
8. The applicant should provide detailed grades at all handicap ramps to ensure same are ADA compliant and meet current regulations. All landings and truncated domes should be delineated. The applicant shall also provide additional spot elevations along the pedestrian access route 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. Spot elevations should be provided every 50' o.c. noting the back of sidewalk and top of curb so ADA compliance can be confirmed.
9. The applicant should delineate the driveway to the Bayonne Housing Authority on the site plans and the parking along the east side of the existing building, Block 221, Lot 13.



Memo to Bayonne Planning Board
Our File: PBYP0221.04
May 8, 2023
Page 3 of 7

10. The applicant should install a stop signs at the intersections of Avenue E and Standard Place & Avenue E and E. 19th Street, respectively.
11. The applicant should remove the existing driveway striping on Avenue E since the driveway will be removed.
12. As you are aware, Standard Place is an undersized roadway that also serves adjacent parking lots. The previously approved plans proposed the widening of the roadway to a minimum of 24' in width and also included a circular turn around in front of the propose building. The applicant should provide testimony as to the functionality of the site utilizing this roadway at its current width. The applicant should review whether the roadway can be widened or if the garage entrance and/or exit can be relocated to East 19th Street. If not, we recommend the applicant obtain cross access easements from the end of Standard Place through Block 221, Lots 6, 7 and 14 to allow access to East 19th Street.
13. The applicant should provide testimony regarding trash and recycling facility operations. This office has concerns with the trash room being located adjacent to Standard Place which has a 21' right-of-way/roadway. 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.
14. The proposed silt fence and construction fence shown on the Soil Erosion and Sediment Control Plan should be relocated outside of the right-of-way. Should the Board act favorably on this application then traffic safety and pedestrian detour plans will be required for review by the City Traffic Safety Unit and this office.
15. Site Plan, sheet no. C-301 proposes a curb along the Standard Place building frontage; however, the Grading and Drainage Plan, sheet no. C-401 does not delineate this curb. Various sheets throughout the site plan vary between showing the curb and not. Plan coordination is required.
16. The applicant is proposing an access door to the Trash Room and the Transformer Vault that lead directly onto the Standard Place roadway. This office recommends these doors be relocated to safer location with sidewalk protection that will not block Standard Place.
17. The Landscaping plan should be revised to include tree grates at all street trees.
18. No parking signage and pavement markings should be placed at the end of Standard Place.
19. The standard cross marking along Avenue E is 8" markings, a minimum of 6' wide. The continental marking pattern should be removed to match the existing conditions.
20. Revise the site plan to delineate all full depth pavement repairs required to install the site utilities.
21. The site plan notes that 656 sf of retail is proposed; however, the architectural plan notes that 682 sf of retail area is proposed. Plan coordination is required.
22. The site plan should be revised to comply with recently passed and signed S-3223 (P.L. 2021, c. 171) which the Governor signed into law on July 9, 2021, regarding the provision of EVSE and



Memo to Bayonne Planning Board
Our File: PBYP0221.04
May 8, 2023
Page 4 of 7

Make-Ready parking spaces. Applicant shall discuss compliance with this regulation and the site plan should be revised accordingly. Thirty-eight (38) make-ready spaces, two (2) of which shall be accessible for people with disabilities are required. 1/3, thirteen (13) EVSE or charging stations will be required prior to issuance of a CO. Within 3 years from the date of issuance of the CO, installation of second 1/3rd of the 38 spaces (13 additional) will be required. Within 6 years from the date of issuance of the CO, the final 1/3rd (12 spaces) should be installed. The site plan should be revised to show the proposed EVSE parking locations.

The site plan should be revised to delineate the proposed EVSE equipment, EVSE pavement marking and EVSE parking signage. In addition, a detail should be provided for the EVSE equipment.

23. Sheet no. A01 of the architectural plan notes that the right-of-way for E. 19th Street is 60' wide. The right-of-way is 50' wide, the plan should be revised.
24. Revise the architectural plan to identify all compact parking stalls. All compact parking stalls should be marked.

C. SITE GRADING REVIEW

1. The applicant should address the following general grading comments:
 - Provide proposed cellar floor elevation. The applicant should perform soil logs to determine the season high ground water table;
 - The top of curb is being raised nearly 4.5" near the lobby location along Avenue E. It is unclear if the bottom curb elevation will remain;
 - A minimum of 0.50% slope is required along all curblines in the right-of-way. Once the applicant's engineer provides additional proposed bottom of curb elevations, our office will review this further;
 - Provide additional spot elevations within ADA walkways along Avenue to demonstrate ADA compliance. Spot elevations should delineate the proposed ramp slope and ADA compliant landings (maximum cross and running slopes of 2%, respectively);
 - The proposed elevation at the southeast corner of the building is 11.15, the proposed grade at the PT is 11.22; therefore, the slope is back pitched and should be addressed;
 - Provide spot elevations along the pedestrian access route, 5' minimum width, demonstrating an ADA accessible path (2% cross slope, or less) – 50' o.c.;
 - An existing 11' contour is missing along E. 19th Street between the existing 12' contour and northern inlet (TC 11.29/TG10.79);
 - Revise the architectural plan, sheet no. A01, noting the corridor elevation that leads to an access doorway;

The grading will be reviewed further when the above has been addressed.



Memo to Bayonne Planning Board
Our File: PBYP0221.04
May 8, 2023
Page 5 of 7

D. STORMWATER MANAGEMENT

General

1. The Applicant proposes to construct an underground detention structure, to address stormwater management.
2. The reference project has been reviewed in accordance with the New Jersey Residential Site Improvements Standards (RSIS) and City of Bayonne ordinances.
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. The basin design calculations incorrectly underestimate the storage required. The basin design must use a modified rational method to estimate storage with the procedures described in Appendix 9 of the Standards for Soil Erosion and Sediment Control in New Jersey.
5. The outlet control detail must be updated to include the maximum water surface elevation for the underground detention basin's 2-yr, 10-yr, and 100-yr storm events.
6. Trash rack details should be provided for all outlet devices (orifices, weirs, overflow grates, etc.) shown on the proposed outlet structure. The trash rack should be in accordance with NJAC 7:8-5.7 and 7:8-6.2.
7. The outflow pipe must include a backflow prevention device to prevent backflow from a combined sewer into the underground detention basin. The backflow preventer should be installed in the storm manhole upstream of the connection to the City sewer, where it can be accessed for maintenance. Details of the backflow prevention mechanism should be provided in construction plans.
8. The outlet control structure must provide a 2-ft sump in the downstream chamber.
9. In accordance with RSIS standards, NJAC 5:21-7.3.(f), no pipe size in the storm drainage system shall be less than 15 inches. The pipe sizes should be revised to meet this requirement.
10. The drainage report should be revised to include design calculations for the conveyance system.
11. This office recommends that runoff discharge for the 2-yr and 10-yr storm events be reduced to 50% and 75 % of the existing runoff to help alleviate sanitary sewer capacity issues in the sewer lines along Avenue E.



Memo to Bayonne Planning Board
Our File: PBYP0221.04
May 8, 2023
Page 6 of 7

12. The drainage plan should be revised to label the pipe size for the existing sewer lines. There is a 30" and 60" sewer main located within Avenue. The City's mapping shows the sewer main along E. 19th Street along the property's frontage is 15"; the survey notes that the line is 36". Confirmation by the applicant's professionals is required.
13. The storm sewer discharge should be connected to the 60" combined sewer line. Revise drainage plan accordingly.
14. The applicant should upgrade all storm sewer structures along the project frontage with bicycle safe grates and 'N-eco' curb pieces, as required.

O&M Manual

15. In accordance with RSIS standards and City Ordinance, the design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of the proposed development. A copy of the maintenance plan should be submitted to our office for review.

E. MISCELLANEOUS

1. The Applicant's Engineer should design the proposed curb ramps, sidewalks, warning surfaces, signing, striping, and crosswalks, along Avenue E to meet the latest ADA and MUTCD requirements. Blowups of the proposed handicap ramps should be provided.
2. The removals plan, sheet no. C-811, notes that the existing utility located on the property will be relocated and coordination with PSE&G and other utility carriers to be determine alternate location and overhead connections. The applicant shall not remove any utility services to neighboring properties without having approval from the City, the City's representatives and the neighbor's. All preparation work and install of new poles shall be performed prior to removal of the existing infrastructure.
3. Direct manhole connections for sanitary sewer laterals are not permitted. The applicant should provide a saddle or inserta tee connection to the existing main.
4. An alternate fire hydrant symbol should be used for the hydrant located along Avenue E so that it is clear throughout the plan set that the hydrant remains.
5. The applicant should note the sizes of the existing water mains on the site plan.
6. The applicant is proposing the water main tapping valve directly through a parallel water main.
7. We defer further review of the water and sanitary sewer systems to the Bayonne Utility Department and Veolia.
8. 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.



Memo to Bayonne Planning Board
Our File: PBYP0221.04
May 8, 2023
Page 7 of 7

9. The applicant should provide or revise the following construction details:
 - a. All site concrete shall be 4,500 psi, air-entrained;
 - b. Provide a doghouse manhole detail;
 - c. The Depressed Concrete Curb and Driveway Apron detail proposes an orange plastic fence demarcation layer. The applicant's engineer should clarify why this is needed. If there are no environmental concerns than the demarcation layer fabric should be removed;
 - d. There does not appear to be a proposed yard inlet; if the applicant's engineer confirms same than remove the Yard Inlet detail;
 - e. Provide ADA Accessible and Van Parking Signage details;
 - f. Revise the Outlet Control Structure detail to delineate steps on both sides of the OCS;
 - g. The standard BMUA Municipal Roads Detail should be added;
 - h. The standard BMUA Surface Restoration and Trench Detail (for RCP or Ductile Iron Pipe) should be added;
 - i. The standard BMUA Surface Restoration and Trench Detail (for PVC Pipe) should be added;
 - j. The standard BMUA Municipal Road Detail should be added;
 - k. The standard BMUA Utility By-Pass Detail should be added.

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

11. Other Agency Approvals:
 - Hudson County Planning Board
 - Bayonne Utility Department and Veolia
 - NJDEP
 - 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/DM

cc: Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
197 Ave. E Urban Renewal, LLC, Applicant
Michael Miceli, Esq., Applicant's Attorney
Marchetto Higgins Stieve, Applicant's Architect
Dresdner Robin, Applicant's Engineer