

JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



TIM W. GILLEN, PE, PP, CME (1991-2019)
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME
JOHN J. HESS, PE, PP, CME

MEMO TO: City of Bayonne
Planning Board

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

DATE: March 9, 2023

RE: **QOZ Prospect Property Urban Renewal, LLC
Preliminary and Final Major Site Plan (Amended)
Report #1
Block 455, Lot 1.01 (Formerly Lots 1, 2 & 3)
33 Prospect Avenue
Bayonne, New Jersey
Our File: PBYP0455.03/600.01
Application # P-22-010**

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 Dynamic Engineering Consultants, P.C., date of November 18, 2022, with no revisions;
- Architectural Plans, as prepared by Marchetto Higgins Stieve, dated December 1, 2022, with no revisions;
- Stormwater Drainage Report, as prepared by Dynamic Engineering, dated November 2022;
- Traffic Impact Study, as prepared by Dynamic Traffic, dated May 15, 2018, with latest revision date of November 19, 2019 and Trip Generation Comparison Report dated October 20, 2022;
- Environmental Impact Statement, as prepared by John McDonough Associates, LLC, dated June 27, 2018, with latest revision date of December 22, 2022;
- Topographic and Location Survey, as prepared by Dynamic Survey, LLC, dated September 7, 2022, with latest revision date of December 1, 2022;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located at the northwestern corner of the intersection of Prospect Avenue and E. 21st Street. The site currently is enclosed by a chain link fence and is vacant. On February 11, 2020, the site received an amended preliminary and final site plan approval in order to construct a six (6) story, multi-family apartment building consisting of 85 residential units and 89 parking spaces with associated site improvements. The original approval was granted on October 9, 2018. The applicant is now before the Board to request approval for the construction of a six (6) story



Memo to Bayonne Planning Board
Our File: PBYP0455.03
March 9, 2023
Page 2 of 5

building that will consist of eighty-five (85) residential units and eighty-five (85) parking spaces in an enclosed garage. The applicant has reconfigured the building layout in order to avoid the relocation of a major sanitary sewer force main.

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, all parking garages shall have adequate security provisions. The architectural plans indicate that the garage will contain security provisions including security cameras installed throughout the garage. The applicant should provide testimony to the Board regarding whether security cameras will be provided around the building perimeter.
2. In accordance with the Redevelopment Plan, at the redeveloper's expense, the applicant shall provide for the installation of the necessary equipment to accomplish signal preemption for emergency vehicles at a minimum of one (1) signalized intersection abutting the development. Same has been indicated on the site plan.
3. In accordance with the Redevelopment Plan, the designated redeveloper of the redevelopment area shall be responsible for any and all environmental regulatory compliance in accordance with the NJDEP requirements upon property acquired by the redeveloper.
4. In accordance with the Redevelopment Plan, minimum two-way aisle width shall be twenty-two (22') feet. The applicant is proposing an aisle width of twenty (20') feet in width which does not meet this requirement.
5. In accordance with the Redevelopment Plan, the maximum curb cut width is twenty (20') feet. The applicant is proposing a curb cut width of 39.8' in order to accommodate the dual driveway access to the two (2) levels of the parking garage.
6. The applicant should provide testimony regarding trash and recycling facility operations.
7. The applicant is proposing minor building encroachments into the public ROW from the second to sixth floors and the proposed canopy both along the Prospect Avenue frontage. If the Board acts favorably on this application, Municipal Council permission would be required for these encroachments.
8. As indicated on the survey for the site, an existing utility easement traverses the southern and a portion of the western property line. An existing sanitary sewer force main is located on the property in this area. If the Board acts favorably on this application, the applicant should provide detailed plans indicating how the sanitary sewer force main will be protected during construction.
9. The applicant should delineate all vehicular signage proposed for the parking garage on the plans including all traffic control signage, handicap parking signage and designated parking spaces.



Memo to Bayonne Planning Board
Our File: PBYP0455.03
March 9, 2023
Page 3 of 5

10. The applicant should provide grades for the proposed ramps entering the parking garage upper and lower levels. The design should provide a flat landing area of at least one car length before the sidewalk connection. The applicant shall delineate the transition ramps and grades on the plan.
11. It appears that the applicant is now proposing 30 one (1) bedroom units that contain a den. In order for same to not be easily converted to a bedroom, we recommend that the doors be removed and the openings to same widened.
12. Since Prospect Avenue was recently repaved by the City, any utility trench disturbance beyond the proposing paving limits must be repaired utilizing infrared pavement methods.
13. The crosswalks disturbed at the East 21st Street and Prospect Avenue intersection should be replaced in kind with poly-slurry material. A detail of same should be provided.

C. STORMWATER MANAGEMENT REVIEW

General

1. The Applicant proposes to construct an underground detention structure, to address stormwater management.
2. 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

3. Stormwater calculations must be updated to use the current NOAA rainfall depths for the design storms (<http://hdsc.nws.noaa.gov/hdsc/pfds/index.html>) that correctly reflect the project location. The stormwater calculations use a rainfall depth of 8.31 inches for the 100-year event. Current NOAA charts show a depth of 8.81 inches for this event.
4. The Underground Detention System detail on sheet 13 must be updated to show seasonal high groundwater table elevation (SWHT). A one-foot separation between SHWT Underground detention system is required.
5. A soil report addressing the construction and function of the detention system with respect to the seasonal high groundwater elevation should be provided.
6. The 36" pipes being used for underground detention must be installed outside the influence zone of building foundations. Grading and Utility plans must be updated to show foundation footprints, and a site-specific cross-section must be added to the details sheet showing the relationship between building foundation influence zones and storage pipes.



Memo to Bayonne Planning Board
Our File: PBYP0455.03
March 9, 2023
Page 4 of 5

7. The grading and utility plan should be revised to include the maximum water surface elevation for the underground detention basin's 2-yr, 10-yr, and 100-yr storm events.
8. Inspection ports should be provided at the end of each row of pipes for maintenance. In addition, a construction detail of the inspection ports should be provided.
9. Underground detention basin routing should include tailwater from the 20" pipe in the street. Basin routing should be revised to account for the effect of the backflow preventer on basin outflow by considering a tailwater elevation equal to the crown of the receiving pipe.
10. 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.
11. The outflow pipe includes 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.
12. The outlet control structure must provide a 2-ft sump in the downstream chamber.
13. The stormwater connection to the existing sewer must be made with a manhole. Blind stormwater connections are not allowed.
14. 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.
15. The drainage report should be revised to include design calculations for the conveyance system. The HydroCAD reach routing should not be used for pipe sizing. In accordance with RSIS standards, NJAC 5:21-7.3.(a), the manning equation should be used for pipe sizing.

O&M Manual

16. 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.
17. The maintenance plan must address access to the underground detention system via maintenance trucks with a garage ceiling height of 8'-3".



Memo to Bayonne Planning Board
Our File: PBYP0455.03
March 9, 2023
Page 5 of 5

Environmental Impact Statement

18. Section 7 Para 1 must be updated to match the information provided in the stormwater management report.
19. EIS should be updated to include the following documents in the appendix.
 - a. A copy of the Existing Conditions Plan
 - b. A copy of the Proposed Conditions Plan

D. MISCELLANEOUS

1. The Applicant's Engineer should design the proposed curb ramps, sidewalks, warning surfaces, signing, striping, and crosswalks, to meet the latest ADA and MUTCD requirements.
2. The decorative street light detail shall be revise to conform to the City Standard decorative light detail.
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 Veolia
 - Soil Conservation District
 - NJDEP
 - NJ Transit
 - All other agencies having jurisdiction

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

RJR/rr

cc: Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
QOZ Prospect Property Urban Renewal, LLC, Applicant
Michael Miceli, Esq., Applicant's Attorney
Dynamic Engineering Consultants, P.C., Applicant's Engineer