MEMO TO: City of Bayonne
Planning Board

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

DATE: December 8, 2023

RE: Sixth Wave Logistics, LLC (Phase II)
Preliminary and Final Major Site Plan
and Minor Subdivision Plan
Report #1
Block 416, Lots 1.01 and 2.01
69-71 New Hook Road
Bayonne, New Jersey
Our File: PBYP0416.06/600.01
Application # P-22-031

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 Langan Engineering, dated November 10, 2022, with a latest revision date of April 21, 2023;
- Stormwater Management Summary, as prepared by Langan Engineering, dated November 30, 2022, with no revisions;
- Traffic Statement, as prepared by Langan Engineering, dated October 21, 2022, with no revisions;
- ALTA/NPSP Land Title Survey as prepared by Langan Engineering, dated February 1, 2023, with no revisions;
- Architectural plans, as prepared by Ford & Associates, dated July 26, 2022 with a latest revision date of April 21, 2023;
- Minor Subdivision Plan as prepared by Langan Engineering, dated February 24, 2023, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the north side of New Hook Road, west of Avenue J, contains one (1) lot approximately 5.6 acres in area. The site also has frontage on Lefante Way. The site currently is utilized as a self-storage facility. The applicant is proposing a minor subdivision to create a 1.55 acre lot and a 4.05 acre lot, respectively. The southern lot is proposed to contain proposed
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24,700 sf footprint self-storage facility with 12 parking spaces, lighting, landscaping, storm sewer improvements and other associated site improvements. On the northern lot the applicant is proposing to construct a 68,300 SF flex use warehouse with 60 parking spaces, 8 loading dock doors, 13 trailer parking stalls, lighting, landscaping, storm sewer improvements and other associated site improvements. The proposed Self-Storage Facility will have access from New Hook Road. The proposed flex use warehouse will have access from LeFante Way. Emergency access is provided between the lots.

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 §2.B.2.e, the maximum impervious coverage shall be 90%. The applicant’s engineer should provide an exhibit for all three (3) proposed lots so it can be determined if an impervious coverage variance is required.

2. 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. The applicant should provide testimony and documentation to the Board regarding the need of any environmental cleanup at the site.

3. In accordance with the redevelopment plan, traffic signals along the frontage of the redevelopment area must be fitted with signal preemption for emergency vehicles. If there are no traffic signals along the frontage, or there are signals already pre-fitted, at least one signal will be identified to meet this requirement.

4. In accordance with the redevelopment plan, maximum width of curb cuts shall be 20 feet wide, however additional width will be permitted at the driveway opening as may be necessary to permit safe turning movements. The applicant is proposing a curb cut with of 109.8’ on LeFante Way and 140’ on New Hook Road for their entrances to the truck bay area. The applicant has provided a truck turning movement plan to justify the proposed width. We have no objection to same.

5. The City has recently reconstructed LeFante Way along the applicant’s frontage. The applicant should contribute their fair share of the cost of the improvements along their frontage, if not done so already, through a contribution under a special assessment. In addition, the City is also in the construction phase of a major project that will reconstruct New Hook Road and provide major storm water management improvements. With this in mind, we recommend that the applicant be required to contribute their fair share of the cost of the future roadway improvements, as opposed to installing same which is typically required. The contribution for the future New Hook Road improvements shall include but not be limited to concrete curbing, pavement and drainage improvements. We recommend that the applicant enter into a Redevelopers Agreement with the City regarding the contribution for its fair share costs of improvements. If Board acts favorably on this application, we recommend this be added as a condition of approval prior to issuance of building permits.
6. The applicant shall install sidewalk along both property frontages.

7. Any disturbance to the Lefante Way pavement will require infrared pavement restoration. A note should be added to the plan noting same.

8. This office recommends the Board place a restriction on the size of vehicle that can utilize the Proposed Self-Storage facility. The circulation plan shows a WB-67 vehicle exiting the site east toward Avenue J. A WB-67 vehicle would need to cross over both lanes of traffic and the opposite shoulder in order to make a right turn out. In addition, a large vehicle can only turn around by traveling through the building. Our office has concerns regarding this circulation method because if the overhead doors are closed than a large size vehicle would have to back out of the parking lot. An updated circulation plan should be provided for further review.

9. Additional information is required for the truck court servicing the Proposed Flex Space. Vehicle movement nos. 3-5 show only one vehicle; parked WB-67 vehicles should also be delineated demonstrating that the proposed turning movements will not be impeded by parked vehicles. It does not appear a vehicle will be able to make a direct turn leaving the truck court if vehicles are parked. These vehicles will have to utilize the hatched areas to turnaround. The applicant's engineer should reevaluate the turning movement from LeFante Way and the northern driveway turning right into the site entrance. The overturn movement could lead the tractor-trailer into an unsafe maneuver should another vehicle leave the site driveway.

10. Label the types of proposed signs on sheet no. 4 or move the Sign Legend Table onto sheet no. 4.

11. The site plan lists the Proposed Self-Storage Exterior Unit as 4,250± sf; however, the architectural plan lists the unit as 4,450 sf. Plan coordination is required.

12. The applicant should review the site circulation plan with the Fire Sub-Code official. A Knox lock will be required on the 24' swing gate.

13. Provide a blowup of the northern property line since a proposed 6' high retaining wall with 8' high chain-link fence, a guide rail, drainage structures and piping and light poles are proposed in an approximate 5' wide area. Constructability of all of these improvements will be difficult.

14. The site plan should be revised to delineate the Proposed EVSE equipment, the layout should be reviewed to maintain a minimum of 4' clearance behind the charging station with not cords proposed over the sidewalk.

15. Add a stop sign and stop bar at the interior driveway of the flex space servicing the vehicular parking.

16. The ADA accessible parking signage should be relocated outside of the proposed walkway.
C. SITE GRADING REVIEW

1. Label top of curb elevations on the grading plan. Label top and bottom of curb elevations at all high points, low points, PC’s and PT’s.

2. The applicant is proposing to significantly raise the existing grade and fill the site for the flex warehouse lot. Along the LeFante Way road frontage, the building first floor will be almost ten (10’) feet higher than the existing pavement elevation. This is creating steep driveway entrances and the need for retaining walls. We recommend that the applicant review the grading and first floor elevation to see if same could be lowered.

3. The applicant should provide spot grades at all handicap ramps within the public right-of-way to ensure same are ADA compliant and meet current regulations. All landings should be delineated. The applicant shall also provide additional spot elevations along the pedestrian access routes to ensure that it is in compliance with current ADA Standards.

4. Label rim elevations on the grading insets for all structures located in the ADA parking areas.

5. The rim elevations for Ex. SMH-100, SMH-101, SMH-102 and SMH-105 appear to be incorrect.

6. All sanitary sewer manholes and rim elevations should be delineated on the Grading Plan.

7. A minimum slope of 0.50% is required in all paved areas.

8. Label the tie-in top and bottom of curb elevations at each driveway entrance.

D. STORMWATER MANAGEMENT

General

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

2. The reference project has been reviewed in accordance with the Stormwater Management Rules NJAC 7:8 as amended on March 2, 2020, City of Bayonne 61-79 New Hcock Road Redevelopment Plan and the City of Bayonne ordinance.

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.
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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. The Applicant is proposing work in a regulated flood hazard area. The Applicant must obtain a Flood Hazard Area Permit from NJDEP. A copy of the permit and approved plans must be provided to this office. After the permit is obtained, the plan must be updated to include information on the permit number and its issue date.

6. Flood hazard area boundaries and flood hazard area elevations must be shown on plans.

7. 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 this office for review and approval.

8. We defer further review of the water and sanitary sewer systems to the Bayonne Utility Department and Suez.

Stormwater

9. The site stormwater runoff quantity compliance relies on matching the existing drainage patterns. Please note if a flood hazard area disturbance permit application for this project has not been deemed complete by NJDEP before July 17, 2023, a revised stormwater analysis has to be submitted taking into account current and projected precipitations as per amended NJDEP stormwater rules dated July 17, 2023.

10. Some of the roof headers are connected to Cleanouts. Construction details for cleanout must be provided on plans.

11. B-inlet detail must be updated to include specs for an MS4-compliant curb piece.

12. The existing 10' wide drainage easement along the western property line of Block 416, Lot 2.01 should be identified and clearly visible on all plan sheets.

13. A drainage easement is required for the pipe run between YD-202 and CB-203.

14. All drainage pipe in the Municipal rights-of-way shall be RCP.

15. The on-site storm water should not discharge into Ex. SMH-100. Same should discharge into the proposed storm sewer system along New Hook Road.

16. The City has commenced with drainage improvements along New Hook Road. The City’s proposed drainage improvements should be shown on the site plan. The applicant’s engineer should contact this office to request a copy of the City’s drainage plan. The stormwater design should be revised to remove the FES discharges into the ROW and connection directly into the City’s drainage system.
17. Add the following note to the Drainage Plan: “No storm sewer should be ordered within the New Hook Road right-of-way without final sign-off from the City Engineer’s Office. Final coordination with the City’s Improvements to New Hook Road project is required.”

18. The invert out elevation for CO-134 is higher than invert in. The applicant’s engineer should review this further.

19. All existing utility lines within the ROW should be shown on the Drainage Plan.

20. MH-100, MH-132 and MH-106A should be relocated outside of the proposed curb line, respectively.

21. Identify the existing drainage easements established as part of Phase I.

22. There is insufficient pipe cover between the following pipe runs:
   - CB-208 and CB-210;

E. MISCELLANOUS

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. 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.

3. The connection into the existing water main on the LeFante Way side of the project will require approval from Conrail since the water main is within the railroad’s easement. In addition, a recent applicant has excavated in this area and the groundwater contained petroleum product. The applicant should perform an investigation of this area which should be coordinated with the City LSRP prior to commencing with any excavation.

4. Water valves are required on each leg of the Tee of the 24” water main connection point. Approval from Veolia and the City Utility Department is required for the requested wet tap. Our office recommends direct connection via cut-in tees.

5. Provide the size and material of the proposed domestic and fire services for each bill.

6. The applicant should provide or revise the following construction details:
   a. Provide Sanitary Sewer Manhole Frame and Cover detail. Cover shall be water tight and state ‘Sanitary Sewer’ instead of Sewer.
   b. Provide Storm Sewer Manhole Frame and Cover. Detail shall have lettering on the cover stating, ‘Bayonne Storm Sewer 20”’. 
c. Cast iron cover for all cleanouts within vehicular traffic;
d. Add a Fire Hydrant, Run out and valve detail;
e. Revise the Concrete Curb detail on sheet no CS501 to only show the curb that is proposed on for the project. The site and/or grading plan should be revised to clearly identify the limits of the exposed back curb;
f. Concrete Footing Detail for fencing;
g. Chain Link Fence detail;
h. Remove the use of asphalt millings being used as subbase/ DGA substitution from the Asphalt Pavement Sections and Concrete Pavement Section (Truck Aprons and Dolly Pads) details.

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

8. Other Agency Approvals:
   - Hudson County Planning Board
   - Bayonne Utility Department and Veolia
   - NJDEP
   - Soil Conservation District
   - Conrail
   - All other agencies having jurisdiction

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

RJR/DM
cc: Director, Planning and Zoning
    Land Use Administrator
    Board Attorney
    Board Planner
    City Planner
    Zoning Officer
    Sixth Wave Logistics, LLC, Applicant
    Charles J. Harrington III, Esq., Applicant’s Attorney
    Langan Engineering, Applicant’s Engineer