



MEMO TO: City of Bayonne  
Zoning Board

FROM: Greg A. Valesi, P.E., C.M.E. <sup>GAV</sup>  
City Engineer's Office

DATE: February 13, 2026

RE: **Advent 31, LLC**  
**Report #1**  
**Block 159, Lots 26 and 27**  
**34-36 East 31<sup>st</sup> Street**  
**Bayonne, New Jersey**  
**Our File: PBYZ0159.02/600.02**  
**Application # Z-25-003**

As per your request, this office has reviewed the following documents relative to the above referenced site plan application:

- Site Plans, as prepared by Kawalek + Kawalek Architects, LLC, dated March 28, 2025, with a latest revision date of October 1, 2025;
- Topographic Survey, prepared by Trew Associates, dated December 9, 2024, with no revisions;
- Stormwater Management Report, as prepared by Hudson Engineering, LLC, dated April 25, 2025, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

**A. PROJECT OVERVIEW**

The site is located on East 31<sup>st</sup> Street between Broadway and Avenue E. The site is approximately 9,000 SF and contains two (2) attached two-family homes. The applicant is proposing to demolish the existing homes and construct an eight (8) unit residential dwelling.

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. All existing utilities should be delineated on the existing site plan. The plans should be revised to call out each utility to be removed and to note that same shall be removed and capped at the main.
2. The applicant should consolidate the existing lots. The proposed lot number should be approved by the City Tax Assessor.
3. The applicant should provide testimony regarding refuse removal from the proposed building.



Memo to Bayonne Zoning Board  
Our File: PBYZ0159.02  
February 13, 2026  
Page 2 of 4

4. Traffic striping should be provided at the curb cut to prevent cars from parking in front of the driveway entrance.
5. A minimum 4-foot-wide walking path with cross slopes that do not exceed 2% should be provided within the sidewalk and driveway apron along the property frontage. Proposed spot elevations should be provided demonstrating same.
6. Additional grading information should be provided along the rear and side yards within the property line and extending off site to demonstrate that neighboring properties are not negatively impacted by the site improvements.
7. Each proposed utility should be clearly delineated from the building, to their final connection point. Cleanouts should also be provided and delineated on the site plan. Invert elevations should be provided for the storm and sanitary lines at the building, cleanouts, and at their final connection point.
8. The applicant proposes one (1) accessible sized EV parking space. As per New Jersey Division of Consumer Affairs Model Statewide Municipal Electric Vehicle Supply/Service Equipment (EVSE) Ordinance FAQs January 2024 document, FAQ#11, accessible sized Make-Ready parking spaces cannot be used to address general accessible parking requirements of the Uniform Construction Code. This accessible sized EV parking space would not be allowed to simultaneously satisfy the requirement for one (1) van accessible parking space for the site, and 1 accessible EV parking space. The Applicant's Engineer should revise the plans to provide 1 van accessible parking space and 1 accessible sized EV parking space.
9. It appears that steps and a retaining wall are being proposed in the rear yard. While the review of the retaining wall is deferred to the building department, it is recommended that some form of fall protection is provided along the top of the retaining wall. Additionally, a drain and associated pipework should be provided at the landing of the stairwell to prevent ponding.

### **C. STORMWATER MANAGEMENT**

1. The proposed multifamily residential development will disturb less than one acre of land (approximately 0.207 acres) and will result in less than one-quarter acre of additional impervious surface. Accordingly, the project does not meet the regulatory thresholds for a Major Development and is not classified as a Major Development pursuant to N.J.A.C. 7:8. The project has been reviewed for compliance with the City of Bayonne Zoning Ordinance.
2. The Applicant maintains that the proposed development will not increase peak runoff from the site under post-development conditions. No stormwater management best management practices (BMPs) are proposed.
3. The Applicant proposes more than 5,000 SF of disturbance and, in accordance with NJ PL Chapter 251, 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.
4. A portion of the project site is mapped as Urban Land with no assigned Hydrologic Soil Group (HSG). In accordance with Appendix E of the New Jersey Stormwater Best Management Practices Manual, where the design engineer elects not to perform soil testing to establish the applicable HSG, runoff calculations for both pre-development and post-development conditions shall be based on the default HSG values. Accordingly, HSG B shall be used for pre-development conditions and HSG D shall be used for post-development



Memo to Bayonne Zoning Board  
Our File: PBYZ0159.02  
February 13, 2026  
Page 3 of 4

conditions for areas located outside of New Jersey's Coastal Plain. The runoff calculations shall be revised to reflect these assumptions.

5. Drainage area maps for both pre-development and post-development conditions applicable to the project site shall be provided in the drainage report. The drainage area maps shall clearly delineate drainage boundaries and include existing and proposed contours, land use, flow paths, design points, and tabulated drainage area limits, runoff curve number (RCN) values, and times of concentration.
6. Under existing conditions, the project site appears to drain generally in a northeasterly direction toward East 31st Street. The proposed grading plan indicates that stormwater runoff from the site will be directed toward multiple discharge points. In accordance with N.J.A.C. 7:8-5.2(l) and N.J.A.C. 7:8-5.6(c), the stormwater runoff control standards shall be met independently for each delineated drainage area and corresponding discharge point.
7. The construction plans shall be revised to clearly identify flow line elevations for the proposed stormwater conveyance system, including all pipes, structures, and proposed connection points serving the site.
8. The construction plans shall be revised to include surveyed information for the existing 30-inch by 42-inch brick sewer located on East 31st Street. At a minimum, this information shall include surveyed data for one upstream and one downstream manhole relative to the proposed connection point.

#### **D. LANDSCAPING AND LIGHTING**

1. There appears to be overhead wires along the property frontage that may impact the two (2) proposed street trees. Testimony should be provided to discuss the feasibility of planting the trees. If it is determined that trees should not be planted, a contribution should be made to the City's tree fund.
2. The proposed utilities from the building are shown to run underneath the proposed eastern Red Maple street tree. Our office recommends trees be spaced 10-feet away from utilities. The plans should be revised to shift the utilities and/or the street tree as needed.
3. The existing site plan should be revised to depict the existing landscaping and indicate if same is to be removed or saved.
4. Our office recommends that a native flowering deciduous shrub should be specified in lieu of Moss Pink (PS).
5. The plans should be revised to provide mulch bedlines.
6. Lighting is recommended for the pedestrian entrance in front of the building.
7. Provide color and finish for all light fixtures.

#### **E. MISCELLANEOUS**

1. The following construction details shall be provided and/or modified on the site plans:
  - a. Provide a typical pavement detail to require a minimum of 6" dense graded aggregate, 6" of base course, and 2" of surface course;
  - b. Provide a detail for the area drain to be installed at the bottom of the rear yard stairwell;



**Consulting & Municipal  
ENGINEERS**  
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Memo to Bayonne Zoning Board  
Our File: PBYZ0159.02  
February 13, 2026  
Page 4 of 4

- c. Provide details for the rear yard steps and retaining wall;
  - d. The Curb Section detail indicates that the driveway apron is concrete, whereas the site plan indicates pavers. The detail should be revised as needed;
  - e. Revise the Tree Staking Detail to address the following comments:
    - i. Tree grates shall be provided for the two (2) proposed street trees. The detail should be revised to indicate same;
    - ii. Add a note stating, "Tree stakes should only be used if site conditions merit, such as wind or planting on a slope;"
    - iii. Add a note stating, "Do not prune central leader;"
    - iv. Add a note stating, "No mulch, soil, or debris shall come into contact with the root flare;"
  - f. Provide evergreen tree and shrub planting details.
2. If the Board acts favorably on this application, the applicant shall complete a City of Bayonne Water/Sewer Service Application Form. A copy of same should be provided to this office.
  3. If the Board acts favorably on this application, the applicant shall post the required fees and provide the required electronic submissions as per §33-12.5 Tax Map and GIS Maintenance Fees and Electronic Submissions.
  4. If the Board acts favorably on this application, the applicant shall post performance bonds and engineering and inspection fees, if required.
  5. Other Agency Approvals, if required:
    - Hudson County Planning Board
    - Bayonne Utility Department and Veolia
    - Soil Conservation District
    - All other agencies having jurisdiction

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

GAV/gav

cc: Director, Planning and Zoning  
Land Use Administrator  
Board Attorney  
Board Planner  
City Planner  
Zoning Officer  
Advent 31, LLC, Applicant  
Raff, Masone & Weeks, Applicant's Attorney  
Stephen Kawalek, RA, PP, Applicant's Architect