

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



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
KEITH CHIARAVALLO, PE, CME

MEMO TO: City of Bayonne
Planning Board

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

DATE: April 5, 2023

RE: **Link Logistics Real Estate
Preliminary and Final Major Site Plan
Report #1
Block 412, Lot 3
69-73 LeFante Way
Bayonne, New Jersey
Our File: PBYP0412.08/600.01
Application # P-23-004**

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 Bohler Engineering, dated April 29, 2022, with a latest revision date of January 30, 2023;
- Stormwater Management Report, as prepared by Bohler Engineering, dated April 2022, with a latest revision date of January 2023;
- Stormwater Management Facilities Operations & Maintenance Manual, as prepared by Bohler Engineering, dated April 2022, with no revisions;
- Traffic Impact Analysis, as prepared by Dolan & Dean Consulting Engineers, LLC, dated December 29, 2022, with no revisions;
- ALTA/NSPS Land Title Survey as prepared by Control Point Associates, Inc., dated December 2, 2020, with no revisions;
- Architectural plans, as prepared by Cornerstone Architects, dated May 3, 2022 with a latest revision date of January 20, 2023;
- Application Forms.

The following comments are offered with regard to same:



Memo to Bayonne Planning Board
Our File: PBYP0412.08
April 5, 2023
Page 2 of 9

A. PROJECT OVERVIEW

1. The site is located on the north side of LeFante Way between Avenue J and Route 440, and contains 6.428 acres in area. The site currently contains a warehouse and is undergoing environmental remediation. The applicant is proposing to construct a 117,336 SF warehouse. The site will contain 80 parking spaces, 20 truck parking spaces, 17 loading docks, lighting, landscaping, storm sewer improvements and other associated site improvements.

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, 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.
2. In accordance with the redevelopment plan, the maximum building height shall be limited to 50 feet from elevation 19.5 and shall include the parapet. Therefore, the maximum building height elevation permitted is elevation 69.5. The proposed first floor elevation is 23.50 and the maximum height from the architectural plan is 44' – 1". Therefore, the maximum building height elevation is 67.58' and it complies with the redevelopment plan.
3. In accordance with the redevelopment plan, the redeveloper is encouraged to provide regular and reliable shuttle service to the 34th Street HBLR Train Station if there is a demand that supports such service. The applicant should provide testimony regarding same.
4. In accordance with the redevelopment plan, truck access between the Site and Route 440 shall use Avenue J and New Hook Road (i.e., trucks exiting from the Site onto LeFante Way shall be a left turn only movement.) The eastern parking lot is proposed to contain truck loading docks and a truck court with no vehicle parking. The applicant is proposing a full access driveway with only a 'No Right Turn Trucks Sign proposed. The driveway curb radii of 45' encourages right turn movements and should be reduced. We recommend the exit out of this driveway be a 'Left Only' turning lane with the appropriate markings and signage.
5. In accordance with the redevelopment plan, the Site frontage along LeFante Way shall incorporate a landscaped buffer...the design shall include street trees and evergreens to create an attractive frontage and provide a measure of aesthetic and noise buffering.



Memo to Bayonne Planning Board
Our File: PBYP0412.08
April 5, 2023
Page 3 of 9

This office recommends the applicant provide a more robust buffering plan, removing all evergreen shrubs and installing Evergreen Trees, potentially dual rows. The shade trees and evergreen trees should be intermixed.

6. In accordance with the redevelopment plan, Recreational Open Space, which includes outdoor open space accessible to employees of the approved use, in an amount equal to at least five percent (5%) of the tract area is required. Qualified recreational open space includes outdoor areas (lawns, sitting and/or eating areas, recreational courts, gazebos, etc.). The applicant should provide testimony to the Board regarding how this requirement is being addressed.
7. In accordance with the redevelopment plan, the LeFante Way Transition Area, defined as the area adjoining the Site's LeFante Way frontage between the Site boundary and the northerly edge of pavement of LeFante Way, shall be maintained by the Redeveloper in a neat and orderly fashion, subject to other legal or regulatory requirements and conditions of the governing easement. The LeFante Way Transition is presently approximately 50 feet wide and contains an existing rail line and easement. Access and/or utility crossing shall be permitted in the LeFante Way Transition Area, as are signs, walls, fences and lights, subject to other legal or regulatory requirements that may govern improvements. We recommend, as noted in the RDA, that the applicant enter into a LeFante Way Transition Area Maintenance Agreement with the City that requires the applicant to maintain the area in perpetuity and grants the applicant rights of access to perform the maintenance and provides for a financial remedy in the event that the applicant does not perform.
8. In accordance with the redevelopment plan, a three-dimensional rendering and color elevation rendering should be provided.
9. 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. If Board acts favorably on this application, we recommend this be added as a condition of approval prior to issuance of building permits.
10. Any disturbance to the Lefante Way pavement will require infrared pavement restoration. A note should be added to the plan noting same.
11. The applicant's professionals should confirm that the site will comply or is exempt from Barrier Free Subcode NJAC 5:23-7.7 that 50% of the building entrances are accessible.
12. The Applicant's Engineer should provide a site circulation plan showing the travel paths of the design vehicle to verify that the on-site circulation is adequate for tractor trailer vehicles, service vehicles and the required emergency vehicle access (i.e. garbage



Memo to Bayonne Planning Board
Our File: PBYP0412.08
April 5, 2023
Page 4 of 9

trucks, delivery trucks, fire trucks, and rescue squad vehicles). The circulation plan should delineate all turning movements at the driveway for ingress/egress movements. Ingress/egress movements at the driveway may be limited due to the property geometry of the driveway.

13. The proposed EVSE equipment is located within the proposed sidewalk, graphically showing the equipment blocking a majority of the walking pathway. The layout should be revised to maintain a minimum of 4' clearance behind the charging station. In addition, a detail should be provided for the EVSE equipment.
14. The proposed ground sign is in conflict with the proposed landscaping. The plan should be revised.
15. The proposed sidewalk along the northern side of the building should be extended to provide an access path for the seven (7) western parking spaces.
16. A safety barrier is required at the top of the proposed wall where the height of the wall exceeds 36".

C. SITE GRADING REVIEW

1. The applicant should address the following general grading comments:
 - Provide additional spot elevations within ADA walkways along LeFante Way to demonstrate ADA compliance. Spot elevations should delineate the proposed ramp slope and ADA compliant landings (maximum cross and running slopes of 2%, respectively) Please note, the curb line slope at the driveways exceeds 2% and is not ADA compliant;
 - The applicant is filling the grade at the northern driveway entrance along LeFante Way and there is concern of vehicles bottoming out. We recommend the applicant install the driveway at a consistent slope. The applicant's engineer should revise the plan accordingly;
 - The applicant is filling the grade at the southern driveway entrance along LeFante Way and there is concern of vehicles bottoming out. The proposed slope reaches a maximum of 31% (TDC 8.69, 9' contour is approximately 1' away). The applicant's engineer should revise the plan accordingly;
 - The applicant is raising the site and it appears (from the limited existing grading provided on the neighboring properties) that the existing drainage paths are now being impeded. The applicant's engineer should provide addition existing topographic information and review further this concern further;
 - Additional existing topography on the neighboring properties should be provided so this office can further evaluate the grading tie-ins;



Memo to Bayonne Planning Board
Our File: PBYP0412.08
April 5, 2023
Page 5 of 9

- Provide existing top of curb elevations along the LeFante Way frontage so this office can further review the proposed sidewalk grading;
- The proposed 8' and 9' contours that run through the northern driveway do not tie into the existing topography correctly;
- The proposed 11' contour is missing to the south of Drop 4' x 6' MH7;
- The proposed 11' and 12' contours that run through the southern driveway do not tie into the existing topography correctly.

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

D. STORMWATER MANAGEMENT

General

1. The Applicant proposes to address stormwater management by matching existing stormwater discharge patterns.
2. The referenced project has been reviewed in accordance with the Stormwater Management Rules N.J.A.C. 7:8 as amended on March 2, 2020, City of Bayonne 69-73 LeFante Way Redevelopment Plan and the City of Bayonne ordinance.
3. 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.
4. The Applicant is proposing work in a regulated flood hazard area, and a flood hazard area permit is provided in the submission. A copy of the NJDEP approved stamped permit plans must also be provided to this office.
5. Flood hazard area notes on sheets C-102 & C-301 must be updated based on the flood hazard area verification permit from NJDEP. Notes show a flood hazard area elevation of 12 ft while the permit notes 10 ft.
6. Flood hazard area notes should also include information on the permit number and its issue date.
7. Special conditions 4 & 5 of the NJDEP Flood Hazard Area Permit must be added to the flood hazard area notes on sheet C-102.
8. 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.



Memo to Bayonne Planning Board
Our File: PBYP0412.08
April 5, 2023
Page 6 of 9

Stormwater

9. The site stormwater runoff quantity compliance relies on matching the existing drainage patterns. However, in the proposed condition, not all of the runoff is directed to the same existing discharge points. Please review the proposed grading plan and revise post developed drainage area map and drainage calculations accordingly.
10. The site has two stormwater discharges on LeFante way. Both discharges have four 12-inch pipes discharging going into an 18-inch pipe in the street. The drainage report must be revised to include a capacity analysis of the existing receiving pipe in LeFante Way to document adequate capacity to convey outflow peak flows from the proposed development. The analysis should include at least two pipe reaches downstream of the site along LeFante Way and should include onsite and offsite flows.
11. The storm collection/conveyance system is proposing two pipe crossings under the railroad tracks. A construction detail for proposed crossings must be provided on the construction plans. A consent letter/permit from the railroad track owners will also be required. Please note that revising the storm sewer design as noted in comment no. 21 below may avoid crossing underneath the railroad.
12. The drainage report must be updated to include design calculations for all proposed swales.
13. The roof drain header system on the west of the building seems to be too close to the building. All roof drain headers line must be installed outside the influence zone of the building foundations and must be a minimum of five feet from the building. A cross-section showing the roof header location with respect to the building wall and foundation must be provided on the construction plans.
14. The roof drain cleanout detail provided is for landscape areas only. A detail for trafficked roof drain cleanout detail must be provided since some of the cleanouts will be located in paved traffic areas.
15. A construction detail for both conveyance swales must be provided on the plans.
16. A yard inlet at the western swale's end receives almost 12.41 cfs with a velocity of 7.44 f/s in a 25-year event. Provide computation to document that this yard inlet can handle this flow without overflowing the swale boundaries.
17. Flared end section at the downstream end of the swales has the potential for erosion and should be replaced with a headwall.



Memo to Bayonne Planning Board
Our File: PBYP0412.08
April 5, 2023
Page 7 of 9

18. A flared end section detail for the RCP pipe is shown on sheet C-903. Some of the pipes connected to flared end sections are HDPE pipes. A relevant HDPE flared end section detail should be added to the plans.
19. Detail #16 on sheet C-903 for the yard inlet has very potential for clogging and must not be used in the stormwater conveyance system. All instances of this yard inlet should be replaced with yard inlet detail #3 on sheet C-903.
20. NJDEP flood hazard area permit requires signs in the parking lot that indicate the area is subject to inundation during flood events. A detail for signs should be provided on the details sheet, and the locations of the sign must be shown on sheet C-301.
21. We recommend that the two (2) proposed 4 – 12” DIP storm sewer crossings with the railroad be eliminated. The existing storm sewer system in this area discharges to the north. The applicant should consider connecting into the type B inlet west of the LeFante Way railroad crossing which may avoid crossing the railroad tracks.
22. Blind connections for the roof leader drain system is unacceptable. A structure or cleanout should be provided at all connection points.
23. The pipe run slope between MH6 and eastern most roof leader drain is 1.00%. The slope calculates to be approximately 4.1%.
24. There is insufficient pipe cover over the proposed 12” RCP between Inlet 2 and MH 1.
25. Utility crossing calculation should be supplied for all crossings, in table format, for further review.

O&M Manual

26. There are no stormwater BMP proposed. The submitted stormwater BMP operation & maintenance manual is not required and has not been reviewed. In a future submission, if a stormwater BMP is added to the site's stormwater management system, then the O&M Manual should be updated with the new BMP, and our office will review the O&M in that BMP's context, as required.

E. MISCELLANEOUS

1. In accordance with the redevelopment plan, the sanitary sewer conveyance from the Redevelopment Area shall connect to the municipal collection system to the west of the Site in LeFante Way and/or Route 440. Connection to the system in New Hook Road/ Avenue J is not permitted. The sanitary sewer conveyance is connected west of the site onto LeFante Way via a force main system. If the Board acts favorably on this



Memo to Bayonne Planning Board
Our File: PBYP0412.08
April 5, 2023
Page 8 of 9

application, a full review of the sanitary sewer design will be performed with approval by the Bayonne Utility Department and Veolia.

We recommend that all existing sanitary pipe and manholes be removed in their entirety on and off site with the existing pipe being capped at the property line, by a method approved by the City Engineering Office.

2. The Applicant's Engineer should design the proposed curb ramps, sidewalks, warning surfaces, signing, striping, and crosswalks, along LeFante Way to meet the latest ADA and MUTCD requirements. Blowups of the proposed handicap ramps should be provided.
3. The Utility Plan does not propose any fire hydrants onsite, which may not be conformance with the International Fire Code. Approval from the City Fire Official is required.
4. 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.
5. The applicant shall obtain Mayor and Council approval to install the proposed force main within the LeFante Way right-of-way.
6. The applicant should provide or revise the following construction details:
 - a. Storm sewer manholes shall have lettering on the cover stating "Bayonne Storm Sewer 2023";
 - b. Storm sewer manholes shall have lettering on the cover stating "Bayonne Sanitary Sewer 2023";
 - c. Revise the Transition Curb Detail on sheet C-902 to include an expansion joint at the point of the curb transitioning;
 - d. Revise the ADA Parking Sign on Bollard Detail to include a breakaway post;
 - e. Add Fire Hydrant Detail, as required;
 - f. Detail No. 8 Heavy Duty Pavement Section Detail on sheet C-901 should indicate 6", 6", and 2" for DGA, I-2 HMA, and I-5 HMA, respectively;
 - g. Detail No. 9 Standard Paving Detail on sheet C-901 should indicate 6", 4", and 2" for DGA, I-2 HMA, and I-5 HMA, respectively;
 - h. Detail No. 10 Pavement Repair Detail on sheet C-901 should indicate 6", 6", and 2" for DGA, I-2 HMA, and I-5 HMA, respectively;
 - i. Detail No. 15 Sign Post Foundation on Sheet C-901 should include a breakaway post;
 - j. Detail No. 19 ADA Parking Sign on Sheet C-901 should include a breakaway post;
 - k. Detail No. 1 Internal Drop Manhole Detail on Sheet C-903 is unacceptable. All drop manholes shall contain an external drop;
 - l. Provide typical Concrete Thrust Block detail.



Memo to Bayonne Planning Board
Our File: PBYP0412.08
April 5, 2023
Page 9 of 9

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
 - Conrail and NJDOT Diagnostic Team Hearing
 - NJDEP
 - 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
Link Logistics Real Estate, Applicant
Jason R. Tuvel, Esq., Applicant's Attorney
Bohler Engineering, Applicant's Engineer