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MEMO TO: City of Bayonne
Planning Board

FROM: Greg A. Valesi, P.E., C.M.E. *GAV*
City Engineer's Office

DATE: April 28, 2026

RE: ***Kennedy Boulevard MW Urban Renewal LLC &
373 Kennedy Blvd Partners, LLC
Preliminary and Final Major Site Plan
Report #1
Block 262, Lots 7, 8, and 9
361-373 John F. Kennedy Blvd.
Bayonne, New Jersey
Our File: PBYP0262.03/600.01
Application # P-25-026***

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

- Preliminary and Final Major Site Plan, as prepared by Optimized Engineering Associates, dated June 2025, with a revision date of October 29, 2025;
- Topographic Survey, as prepared by Behar Surveying Associates, PC, dated October 21, 2021, with no revisions;
- Architectural Plans, as prepared by GRO Architects, PLLC, dated June 12, 2025, with no revisions;
- Drainage Investigation for Stormwater Control, as prepared by Optimized Engineering Associates, dated June 3, 2025;
- Environmental Impact Statement, as prepared by John McDonough Associates, LLC, dated August 7, 2025;
- Construction Staging Plan, as prepared by Optimized Engineering Associates, dated October 28, 2025;
- Traffic Engineering Evaluation, as prepared by Klein Traffic Consulting, LLC, dated June 5, 2025;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located with frontage along West 12th Street and John F. Kennedy Boulevard (C.R. 501). The property consists of three (3) existing lots which total 16,188 square feet (0.371 acres) in size and contains two (2) existing dwellings. The applicant is proposing to demolish the existing dwellings and construct a six (6) story mixed-use building consisting of sixty-six (66) residential units and six hundred sixty-three (663) square feet of retail space with associated parking and 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. It should be noted that John F. Kennedy Boulevard (County Route 501) is under the jurisdiction of Hudson County. Approval from the Hudson County Planning Board should be obtained as needed.

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2. As per the submitted Construction Staging Plan, the applicant states that a fence will extend 8-feet into West 12th Street. The applicant should provide testimony clarifying if the shoulder and sidewalk along the property frontage would be closed off during the duration of construction. If the Board acts favorably on this application, approval from City Council would be required for the closures.
3. The applicant should consolidate the existing lots, the proposed lot number should be approved by the City Tax Assessor.
4. A legend should be provided on the site plans labeling typical symbols and hatching that are utilized throughout the plan sheets. Construction details should be provided as needed.
5. The Site Plan sheet numbering indicates there are eight (8) sheets but there are nine (9) sheets provided. The numbering should be revised accordingly.
6. A note should be provided on the demolition plan indicating that utilities servicing the existing structures to be demolished should be removed and capped at the main.
7. The sidewalk and curb ramps at the intersection of John F. Kennedy Boulevard and W. 12th Street should be called out to be replaced. Proposed spot elevations should be provided to demonstrate compliance with current ADA guidelines. The cut lines for the pavement, curb, and sidewalk should be shifted accordingly, and construction details for the curb ramps should be provided.
8. Proposed spot elevations should be provided throughout the sidewalk to demonstrate that a minimum 4-foot walking path is provided along the property frontage.
9. All existing traffic striping along West 12th Street and John F. Kennedy Boulevard should be replaced after paving. Traffic striping should be delineated on the site plan with note callouts specifying the color and thickness.
10. As per section 6.3.B of the Redevelopment Plan, the sidewalk along John F. Kennedy Boulevard shall include a Frontage Zone, a Clear Zone, and a Tree Zone. Additionally, as per section 6.3.C of the Redevelopment Plan, the sidewalk along W. 12th Street shall include a Clear Zone and Tree Zone. The Redevelopment Plan outlines specific sidewalk elements that should be considered. The site plan should be revised to clearly differentiate each zone and the associated construction details should be provided.
11. No Parking striping should be provided along the driveway entrance.
12. The driveway curb cut for the two-way entrance appears to be approximately 12-feet wide. The applicant's engineer should consider widening the curb cut and garage opening. As per section 6.1.E.2 of the Redevelopment Plan, the two-way entrance may be 22-feet. Testimony should be provided.
13. The proposed stop bar and stop marking at the driveway entrance is centered at the garage opening, however, it is a two-way entrance. The traffic markings and the proposed stop sign should be adjusted accordingly.
14. On Sheet C-101B, it appears that the existing structure on the adjacent Lot 10 encroaches onto the Lot 9. A portion of the proposed improvements overlap with the existing structure. Testimony should be provided on this issue.
15. As per section 6.1.F.3 of the Redevelopment Plan, the interior parking area shall have adequate security provisions. The applicant shall provide testimony detailing the proposed security provisions. Any physical security provisions, such as cameras, should be depicted on the plans.
16. As per section 6.1.F.4 of the Redevelopment Plan, the interior parking area shall utilize active, not passive, ventilation. The applicant should discuss how they will comply with this requirement.
17. Building signage details should be provided for review to show conformance to section 6.7 of the Redevelopment Plan.
18. Testimony should be provided for trash and recycling facility operations.



19. As per section 6.9.E.4 of the Redevelopment Plan, all mechanical equipment shall be screened in a manner consistent with the architecture of the building. The applicant shall provide testimony demonstrating how the mechanical equipment area on the roof will be screened.
20. As per section 6.9.E.5 of the Redevelopment Plan, All mechanical equipment, generators, HVAC equipment, and similar equipment shall be acoustically buffered such that any noise generated shall be within the applicable standards as defined by the State of NJ. The applicant should provide testimony regarding same.
21. Finished floor spot elevations should be provided at all building entrances.
22. Additional existing and proposed grades along the adjoining property lines should be provided to demonstrate that the proposed improvements do not adversely impact neighboring lots.
23. A callout note should be provided for the basin pipe on sheet C-102 indicating pipe material, length, and slope. Furthermore, the applicant should further review the invert elevations provided at the inflow and outflow chamber. According to the construction details, the pipe sizes are 36-inch diameter. Based on the rim and invert elevations, there appears to be insufficient pipe cover.
24. Sheet C-101B contains a note along West 12th Street stating, "New 5" Concrete Paving – See Detail on C-200." The note is shown within a hatched area that may depict pavers or stamped concrete. The applicant should provide testimony to clarify.
25. The applicant should clarify what material is to be utilized at the driveway entrance. The hatching appears to indicate concrete and/or pavers, however the Driveway Pavement detail on sheet C-200 indicates asphalt. The applicant should provide testimony to clarify and revise details as needed.
26. Provide proposed spot elevations within each ADA parking stall to demonstrate that slopes do not exceed 2% in any direction.
27. Wheel stops should be provided for the proposed ADA parking spaces. A detail should be provided for same.
28. Dimensions should be provided within the parking area indicating the drive aisle width. Aisle width shall be in accordance with section 6.1.F.5 of the Redevelopment Plan.
29. Although not specifically shown on the site plan or details, a 2-foot full depth pavement repair strip is required along all newly installed curb.
30. This office defers the review of the locations of the EV parking stalls and the fire suppression system for same to the Fire Department.

C. STORMWATER MANAGEMENT

1. The stormwater management design for the proposed project has been reviewed for compliance with the City of Bayonne Stormwater Management Ordinance and the applicable requirements of the City of Bayonne Redevelopment Plan.
2. The Applicant proposes to utilize a subsurface detention system. The design directs all rooftop runoff to a subsurface detention located beneath the building, which subsequently discharges to the existing combined sewer along West 12th Street through a controlled outlet structure.
3. The PDF of the Drainage Investigation Report does not include the referenced appendices or supporting calculations (e.g., HydroCAD printouts, hydrographs, Tc worksheets, storage computations) necessary to substantiate the summary results presented in the report. The applicant shall provide complete appendices containing all supporting calculations and model outputs for review.
4. The stormwater report states that the existing condition contains zero impervious coverage and that the proposed condition will include approximately 0.387 acres (16,853 SF) of impervious area. However, based on review of the submitted plans, the existing site appears to contain approximately 0.13 acres of impervious surface. The applicant's



engineer shall verify and correct the existing and proposed impervious coverage calculations. If the net increase in regulated impervious surface equals or exceeds 0.25 acres, the project may meet the definition of "major development" under NJAC 7:8 and will be required to demonstrate full compliance with the applicable State stormwater management regulations.

5. The applicable City of Bayonne Redevelopment Plan requires that the project complies with the stormwater quantity control standards applicable to a Major Development, irrespective of the project's size under NJDEP thresholds. Accordingly, the stormwater management system must demonstrate compliance with the required peak-flow reduction criteria for the 2-, 10-, and 100-year design storms.
6. The Applicant proposes more than 5,000 SF 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.
7. All roof runoff directed to the detention system shall be pre-treated using appropriate measures such as leaf screens, first-flush diverters, or roof washers to prevent debris accumulation and maintain long-term system performance. The construction plans must include detailed drawings and specifications for all pre-treatment components, demonstrating how they are integrated into the roof drainage system and sized to accommodate the design flows.
8. Drainage area maps for pre- and post-development conditions relevant to the project area must be provided in the report. The drainage areas map must clearly show drainage area boundaries, contours, land use, flow paths, design points and enumerate areas, Rational C values, and times of concentration.
9. The slope of 40% shown for the roof leader piping throughout Sheet C-102 appears incorrect and should be reevaluated. Pipe size, material, length, slope, and inverts should be provided for each pipe run, and cleanouts should be delineated at all joints. Additionally, the connection points should be revised to be in line with the inflow chamber.
10. The drainage report should be revised to include design calculations for all conveyance pipes.
11. A site-specific profile of the Underground Detention must be provided on the plan and must indicate ground elevations (existing & proposed), pipe inverts, 2, 10 & 100-year storm elevations, and seasonal high groundwater elevation.
12. A geotechnical report addressing the construction and performance of the detention system relative to the Seasonal High Water Table (SHWT) shall be provided. If the system is intended to function as an infiltration facility, a minimum two-foot vertical separation between the bottom of the system and the SHWT must be demonstrated. The report indicates 0.00 cfs discharge, which is not feasible unless infiltration is being relied upon; therefore, the applicant shall clarify whether the system is designed for detention or infiltration. If infiltration is proposed, soil permeability testing shall be performed at the proposed system bottom elevation, and design infiltration rates shall be supported by testing conducted in accordance with Chapter 12 of the NJDEP Stormwater BMP Manual. All supporting geotechnical investigations and calculations shall be submitted for City review.
13. The detention system must be designed to fully drain within 72 hours in accordance with NJDEP and industry standards. The stormwater report shall be revised to include drain-time calculations demonstrating compliance with this requirement. In addition, the calculated drain time shall be clearly noted on the grading plan and incorporated into the Operation and Maintenance Manual to ensure proper long-term performance and inspection oversight.
14. All underground detention pipes must have a minimum slope of 0.25% towards the outlet.
15. The size and material of the combined sewer pipe in West 12th Street should be added to the plans.
16. Underground detention basin routing should include tailwater from the City sewer 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.
17. The proposed outlet control structure consists of a 36-inch Nyloplast basin with a partition wall, which may present limited access for inspection and maintenance. The applicant shall revise the design to provide a two-chamber concrete



outlet control structure with adequate internal access to facilitate long-term maintenance, inspection, and cleaning of the weir and orifice components.

18. An outlet control structure construction detail must be provided on the plans. The outlet control structure must provide a 2-ft sump in the downstream chamber.
19. The detention system profile shown on Sheet C-500 shall be revised to be drawn to engineering scale and shall match the plan configuration shown on Sheet C-102. All changes in pipe slope shall be clearly labeled on the profile with corresponding invert elevations. All utility crossings shall be shown in the section with elevations clearly identified. The 2-, 10-, and 100-year storm water surface elevations shall be noted on the profile. Additionally, a trench drain is shown over the outflow pipe in plan view but is not reflected in the profile; the section shall be revised to accurately depict this feature.
20. An inflow control chamber is shown at the upstream end of the detention system on Sheet C-102. A construction detail for this inflow control chamber, including dimensions, materials, invert elevations, and internal configuration, shall be provided on the plans for review. Furthermore, a 3-foot diameter trash rack detail is provided on Sheet C-500 which appears is intended to be installed at the inflow control chamber. The detail of the chamber should include the method of installation of the proposed trash rack.
21. The Sanitary/Storm Clean-Out detail shown on Sheet C-500 should not indicate that the storm and sanitary lines combine prior to the connection at the main. There should be a dedicated storm line and a dedicated sanitary line from the building to the main. The detail should be revised accordingly.
22. The detention system section depicts two inspection ports, one 8-inch and one 4-inch. The applicant should clarify the intention of the differing sizes. The plans show ten (10) typical cleanouts along the detention system and should be revised to clearly indicate the 4-inch and 8-inch inspection ports. A construction detail should be provided for each inspection port.
23. The detention system section shows the outflow pipe passing beneath the building foundation. The plans shall be revised to clearly indicate how this pipe will be protected, either by providing a properly sized sleeve through the foundation wall/footing or by detailing adequate structural protection to prevent loading or crushing of the pipe. A corresponding construction detail shall be provided.
24. The detention system section detail indicates a backflow preventer. Same should be delineated on Sheet C-102 and a detail should be provided for same.
25. The drainage report shall be revised to include a detailed capacity analysis of the existing downstream storm/combined sewer to which the site discharges along West 12th street. This evaluation must confirm that the downstream system has sufficient capacity to convey the peak outflows from the proposed development without causing surcharge or adverse hydraulic impacts. The analysis shall extend a minimum of two pipe reaches downstream of the point of connection and must account for both onsite discharge and contributing offsite flows.
26. In accordance with section 6.9.G.2 of the Redevelopment Plan, a minimum of twenty-five percent (25%) of the aggregate area of all rooftops within the Redevelopment Area shall be devoted to green roof systems. The Stormwater Management Report shall be revised to include:
 - a. A calculation of the total aggregate rooftop area.
 - b. The total area proposed as a green roof.
 - c. A percentage calculation demonstrating compliance with the minimum 25% requirement.
27. A site-specific cross-section detail of the proposed green roof shall be provided on the construction plans. The detail must clearly identify and label each component layer—including waterproofing, root barrier, drainage layer, filter fabric, growing media, and vegetation—and shall reference the applicable manufacturer specifications or design standards for each layer.
28. The proposed green roof must be designed in full compliance with the requirements of the NJDEP BMP Manual, Chapter 9.4 (Green Roofs). The stormwater management report shall be revised to include a summary table demonstrating how the proposed green roof meets each applicable design criteria—such as media depth, drainage



layer configuration, vegetation type, maximum ponding depth, structural loading considerations, and maintenance requirements. This table shall reference the corresponding plan details and specifications to clearly document conformance with the NJDEP standards.

29. The drainage layer of the green roof must be designed to fully drain within 72 hours in accordance with NJDEP BMP Manual requirements. The stormwater report shall be updated to include drain-time calculations demonstrating compliance with this standard. In addition, the calculated drain time and drainage layer specifications shall be clearly noted on the green roof construction detail to verify proper performance and long-term functionality of the system.
30. All runoff generated from the green roof, including flows produced during the 100-year design storm, must be safely conveyed to the underground detention system. The construction plans shall be revised to clearly show the complete runoff collection and conveyance system serving the green roof. This includes the location, sizing, and layout of underdrains within the drainage/ballast layer, as well as their connections to roof drains, downspouts, or other conveyance elements. The plans must demonstrate that the system is adequately designed to capture and route all green roof runoff without overflow, bypass, or adverse impacts to the building or adjacent areas.
31. The green roof shall be planted exclusively with New Jersey native plant species in accordance with applicable NJDEP BMP Manual guidance. A detailed vegetation plan and planting schedule shall be added to the construction plan set, identifying all species to be used, planting densities, and long-term maintenance requirements to ensure successful establishment and performance of the green roof system.
32. Post-construction drain-time testing shall be performed on the completed green roof to verify that the system drains within the design timeframe and functions in accordance with the NJDEP BMP Manual. If as-built testing indicates a drain time exceeding the design standard, corrective measures shall be implemented, followed by retesting to confirm compliance. A note specifying this requirement shall be added to the grading plan to ensure proper construction oversight and long-term performance verification.
33. Adequate maintenance access to all areas of the green roof is required to ensure proper inspection, upkeep, and long-term functionality. The applicant shall provide a detailed green roof layout plan identifying all points of roof access, designated maintenance pathways, and any safety provisions necessary for routine inspection and maintenance activities. This plan must be included in the construction drawing set for review and verification of compliance.
34. A certification letter from a New Jersey Licensed Professional Engineer shall be provided confirming that the building structure, including the roof system, has been evaluated for all additional loads associated with the green roof. This certification must state that the structural design accounts for ponding water, saturated media weight, snow, live loads, dead loads, and applicable seismic loads in accordance with all relevant building codes, and that these combined loads will not compromise the structural integrity or performance of the building.
35. The proposed green roof system shall be designed, installed, and maintained in full compliance with the Redevelopment Plan requirements. The construction plan set shall be revised to include a detailed Green Roof Planting Plan and Vegetation Schedule that clearly identifies, at a minimum:
 - a. All plant species to be installed (botanical and common names);
 - b. Planting densities, spacing, and layout;
 - c. Soil/media composition and minimum depth;
 - d. Drainage layer configuration and growing medium specifications;
 - e. Irrigation provisions, if any, including temporary establishment irrigation;
 - f. Establishment period requirements and monitoring procedures; and
 - g. Long-term maintenance, inspection, and replacement requirements necessary to ensure the continued viability and performance of the green roof system.

The planting plan shall demonstrate that the selected species are appropriate for rooftop conditions, are drought-tolerant in accordance with the Redevelopment Plan, and are capable of sustaining long-term stormwater performance consistent with the approved hydrologic modeling assumptions. The approved planting plan and maintenance requirements shall also be incorporated into the Stormwater BMP Operations and Maintenance Manual.



36. The Redevelopment Plan requires a long-term maintenance program for all proposed stormwater management facilities. Accordingly, an Operation and Maintenance Manual shall be provided. The manual must address all proposed stormwater BMPs, describe required inspection and maintenance activities, identify responsible parties, and include maintenance schedules and recordkeeping requirements to ensure proper long-term performance of the stormwater management system.
37. All required green roof areas shall be maintained in perpetuity and shall not be converted to conventional roofing or any other non-compliant surface. Accordingly, the following shall be required:
 - a. A note shall be added to the site plans stating that all designated green roof areas are required to remain as green roof systems and are prohibited from conversion without formal approval from the City.
 - b. The applicant shall prepare and submit draft deed restriction language for City review and approval. The deed restriction shall:
 - i. Identify the specific roof areas subject to restriction.
 - ii. Prohibit alteration or removal of the green roof system.
 - iii. Require ongoing maintenance in accordance with the approved plans and BMP Manual standards.
 - iv. Run with the land and bind all future owners.
 - c. Upon City approval of the deed restriction language, the restriction shall be recorded with the Hudson County Clerk prior to issuance of a Certificate of Occupancy. Proof of filing shall be provided to the City.
 - d. The recorded deed restriction information shall be incorporated into the Stormwater BMP Operations and Maintenance Manual to ensure long-term compliance and enforceability.

D. ENVIRONMENTAL IMPACT STATEMENT

1. The EIS states that the project complies with the Redevelopment Plan; however, it does not provide a supporting analysis demonstrating how the proposal meets specific Redevelopment Plan standards. The submission shall be revised to include a detailed narrative and compliance table identifying applicable requirements and explaining how the project satisfies each standard. Conclusory statements of compliance are insufficient for the Board to make required findings.
2. Pursuant to §33-4.9.d.2 of the City of Bayonne Code, the EIS should include quantitative estimates of anticipated resident, employee, and visitor populations. The submission shall be revised to provide these projections.
3. Pursuant to City Ordinance §33-4.9.d.5.a, the EIS must provide a clear description of existing site topography, including mapping of existing grades, contours, slopes, and significant elevation changes, in order to evaluate site suitability and potential grading and drainage impacts. To satisfy this requirement, the applicant shall include in the Appendix a copy of the overall Existing Conditions Plan and Proposed Conditions Plan showing topography and grading information.
4. Pursuant to §33-4.9.d.5.b of the City Code, the EIS should address the presence or absence of environmental contamination, prior site uses, and the status of any remediation. The submission shall state whether a Phase I Environmental Site Assessment was performed and summarize its findings. In addition, NJDEP GeoWeb mapping identifies former contaminated sites in the vicinity; the EIS shall address this information and clarify whether the subject property is or was associated with any known contaminated site. If no contamination exists, the EIS shall clearly state that conclusion.
5. Pursuant to §33-4.9.d.5.e of the City Code, the EIS should describe any unique, scenic, or historic features on or near the site. The submission shall address the historic structure located across the street (Block 263 Lot 46) and evaluate whether the proposed development will impact its setting, viewshed, or historic character.
6. Pursuant to §33-4.9.d.6.j, the EIS should evaluate projected population increases, impacts on schools and municipal services, and fiscal effects on the City. The submission shall provide quantitative estimates of residential population (including school-age children, if applicable) and assess the resulting demand on public services and tax implications.
7. Pursuant to §33-4.9.d.7 of the City of Bayonne Code, the Environmental Impact Statement should identify the specific measures that will be employed during the planning, construction, and operational phases of the project to minimize or eliminate adverse environmental impacts. The Environmental Performance Controls section shall specifically address compliance with the conditions and design standards set forth in the Redevelopment Plan.



8. Pursuant to City Ordinance §33-4.9.e, the EIS should be revised to include a complete list of all documents, reports, studies, datasets, mapping sources, and prior approvals relied upon in its preparation.
9. In accordance with City Ordinance §33-4.9.f, the EIS should be revised to include a dedicated Mitigation section. This section shall identify all mitigation measures proposed to address the adverse environmental impacts and other conditions disclosed in the EIS, including during construction and long-term operation. Each identified impact should be paired with a corresponding mitigation strategy to demonstrate how the project will minimize or eliminate potential environmental effects.

E. TRAFFIC ENGINEERING EVALUTATION

1. The Applicant's Engineer indicated that the proposed 66 multifamily dwelling units would not significantly impact traffic along Kennedy Boulevard or W. 12th Street.
2. The Applicant's Engineer indicated that seventy-one (71) parking spaces are required based on one (1) parking space for each of the forty-six (46) studio/1-Bedroom Units and 1.25 parking spaces for each of the twenty-five (25) 2-Bedroom units as cited in section 6.1.B of the redevelopment plan. We take no exception to this parking requirement calculation prior to taking EV credits as listed.
3. The Applicant's Engineer proposes stacked parking. The Applicant's Engineer should provide testimony, including but not limited to the expected operations, how the stacked parking will function, are there limitations to what kind of vehicles can utilize the system, and confirmation that the lift system can be utilized with EV charging stations.
4. The Applicant's Engineer indicated that eleven (11) EV/Make-Ready Parking Spaces are required for the site. The Applicant's Engineer indicated that an EV Credit of seven (7) parking spaces can be applied to the parking requirement resulting in an adjusted parking requirement of sixty-four (64) parking spaces. We take no exception to the EV Parking Calculations.
5. Per NJ State Ordinance § 40:55D-66.20.3.a.(2), at least five (5) percent of the Electric Vehicle Supply Equipment shall be accessible for people with disabilities. It appears that parking space number 69 as shown on sheet C-101B is being utilized to meet both the uniform construction code (UCC) requirements of three (3) total ADA spaces, and the EV requirements. According to the DCA Model Statewide Municipal Electric Vehicle Supply/Service Equipment (EVSE) Ordinance FAQs January 2024 document, FAQ#11, parking space number 69 cannot be utilized to simultaneously meet the UCC requirements and the EVSE requirements. The plans shall be revised to, at a minimum, provide:
 - a. Two (2) accessible-sized spaces
 - b. One (1) van accessible-sized space
 - c. One (1) EV van accessible-sized space
6. As per section 6.1.C of the Redevelopment Plan, a minimum of 0.5 bicycle spaces per dwelling unit is required. The Architectural Plans indicate 33 bicycle parking spaces are proposed. A detail of same including dimensions should be provided on the site plans.
7. Dimensions for the proposed ADA parking spaces should be provided on the site plans.
8. The design and placement of all traffic signs and striping shall follow the requirements specified in the latest edition of the "Manual on Uniform Traffic Control Devices for Streets and Highways," published by the U.S. Department of Transportation and adopted by the N.J. Department of Transportation.
9. 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 service vehicles and the required emergency vehicle access (i.e. delivery trucks, garbage trucks, fire trucks, and other rescue squad/emergency vehicles).
10. Fire lanes and striping are subject to the approval of the Fire Subcode Official.



F. LANDSCAPING AND LIGHTING

Landscaping

1. As per section 6.3.A of the Redevelopment Plan, streetscape design along JFK Boulevard should be pedestrian friendly with street furniture, plantings, and other visual elements. The plans should be revised to comply with the redevelopment streetscape design objectives.
2. As per section 6.3.B.5.a of the Redevelopment Plan, it is recommended that the tree zone of the sidewalk contain other plantings such as shrubs, grasses, and flowers. It appears there is adequate space for additional plantings.
3. As per section 6.3.B.5.b of the Redevelopment Plan, street trees should be installed in Silva Cell Systems or approved equal. The plans should be revised accordingly.
4. Overhead wires exist along both frontages. Our office has concerns with using columnal trees in these locations and recommends that a shorter tree should be specified, such as Redbud.
5. The hatched areas between the sidewalk and the building indentations on West 12th Street should be identified. Our office recommends landscaping in these areas.
6. The plans should be revised to graphically depict any streetscape amenities or furnishings such as benches, trash receptacles, etc.

Lighting

1. As per section 6.4.A.5 of the Redevelopment Plan, light fixtures should emit a color temperature between 2,800°K and 4,000°K. The plans should be revised to provide a color temperature for lighting fixtures.
2. The light fixture manufacturer cutsheets should be filled out with complete ordering information.
3. The hours of operation for light fixtures should be provided.

G. MISCELLANEOUS

1. The following construction details shall be provided and/or modified on the site plans:
 - a. The 36"-dia pipe as it is currently depicted in the Detention Row Detail appears to indicate that the pipe material is HDPE, however the Cross Section Detail notes that the pipe material is PVC. The applicant should clarify the pipe material and the details should be revised as needed for consistency;
 - b. Revise the Concrete Curb and Pavement Details to require 6" DGA subbase, 6" base course, and 2" top course;
 - c. Revise the tree pit and longitudinal section tree pit details to require a tree grate, as per section 6.3.B.5.c of the Redevelopment Plan
 - d. Details should be provided for the proposed ADA accessible and van-accessible parking spaces;
 - e. Details should be provided for all proposed line striping;
 - f. Details should be provided for all proposed signage;
 - g. Revisions to the tree planting detail should be made as follows
 - i. Tree stakes should only be used if site conditions merit, such as wind or planting on a slope;
 - ii. Do not prune the central leader;
 - iii. No mulch, soil, or debris shall come into contact with the root flare.
 - h. Provide a typical bench detail;
 - i. Provide a typical trash receptacle detail;
 - j. Details are provided for a Type-B catch basin, however it does not appear that one is proposed on the site plan. The details should be removed if one is not proposed;
 - k. Revise the manhole frame and cover detail to require conformance to a minimum of HS-20 loading;
2. The applicant should provide a signed and sealed survey.



3. As per section 6.9.A of the Redevelopment Plan, a minimum of one (1) traffic signal abutting or near the Redevelopment Area shall be fitted with signal preemption for emergency vehicles. The City shall, at the redeveloper's expense, provide for the installation of necessary equipment to accomplish such traffic signal preemption.
4. If the Board acts favorably on this application, the applicant shall provide a completed City of Bayonne Water/Sewer Service Application Form. A copy of same should be provided to this office.
5. 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.
6. If the Board acts favorably on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
7. Other Agency Approvals, if required:
 - Hudson County Planning Board
 - Bayonne Utility Department and Veolia
 - Soil Conservation District
 - All other agencies having jurisdiction

It is requested that subsequent plan submittals be accompanied by a written description of the changes made compared to the prior submission. Preferably, this would be accomplished by providing a response to each of the review comments with a description of the plan changes and where the plan changes can be found (e.g., sheet number). If the plans have not been revised in response to a comment, the reason should be provided.

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
Kennedy Boulevard MW Ruban Renewal LLC &
373 Kennedy Blvd Partners LLC, Applicant
Michael Miceli, Applicant's Attorney
Guy Lagomarsino, Applicant's Engineer
John McDonough, Applicant's Planner
Lee Klein, Applicant's Traffic Engineer
Richard Garber, Applicant's Architect