



MEMO TO: City of Bayonne
Planning Board

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

DATE: November 25, 2025

RE: **102-116 Ave. E Bayonne LLC
Preliminary and Final Major Site Plan
Report #1
Block 467, Lots 10-14
102½ - 116 Avenue E
Bayonne, New Jersey
Our File: PBYP0467.02/600.01
Application # P-25-033**

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 Site Plan, as prepared by Chisvette Engineering, dated September 15, 2025, with a revision date of November 10, 2025;
- Topographic Survey, as prepared by Lakeland Surveying, dated October 22, 2024, with a latest revision date of July 23, 2025;
- Architectural Plans, as prepared by MHS Architecture, dated September 15, 2025, with a latest revision date of November 11, 2025;
- Stormwater Management Report, as prepared by Chisvette Engineering, dated September 12, 2025;
- Environmental Impact Statement, as prepared by John McDonough Associates, LLC, dated September 10, 2025;
- Construction Staging Plan, as prepared by Chisvette Engineering, dated September 17, 2025;
- Traffic and Parking Study, as prepared by Dolan & Dean Consulting Engineers, LLC, dated September 9 2025;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located with frontage along Avenue E. The property consists of five (5) existing lots which total 18,600 square feet (0.427 acres) in size and contains two (2) existing dwellings as well as asphalt and gravel parking areas. The applicant is proposing to demolish the existing dwellings and construct a six (6) story multifamily residential building consisting of 105 residential units 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. As per the submitted Construction Staging Statement, the applicant states that a fence will extend 8-feet into the 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.
2. The applicant should consolidate the existing lots, the proposed lot number should be approved by the City Tax Assessor.
3. No Parking striping should be provided along the driveway entrance.
4. The grading and drainage plan depict the proposed detention cistern underneath the parking system transfer cabin. The applicant should confirm that the parking system does not conflict with the detention cistern.
5. Existing dwellings are shown to be removed. The existing utilities for same should be removed and capped at the main. Same should be delineated on the demolition plan.
6. An existing wall and footing as well as an existing wood deck is called to be removed at the southern corner of the property. Portions of these existing features are shown to be on the adjacent lot. A temporary construction easement should be obtained as needed.
7. As per section 6.1.E.4 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.
8. As per section 6.9.E.6 of the Redevelopment Plan, all mechanical equipment shall be screened in a manner with the architecture of the building. The applicant shall provide testimony demonstrating how the mechanical equipment area on the roof will be screened.
9. As per section 6.9.E.7 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 in support of same.
10. Page 5 of the Traffic and Parking Study indicates that access is provided via two (2) full movement driveways along Avenue E which lead to ground level garages, however, the site plan indicates that there is one (1) driveway. The applicant should revise this discrepancy and advise if any other data within the report is affected by the revision.
11. There are one-hundred and ten (110) parking spaces proposed. As per ADA regulations, five (5) accessible parking spaces are required, whereas three (3) are proposed. The plans should be revised to provide the minimum number of required accessible parking spaces.
12. As per N.J.S.A 40-55D-66.20, at least 5% of EVSE spaces shall be ADA accessible. Therefore, one (1) EVSE accessible parking space shall be provided. It should be noted that, as per "Model Statewide Municipal Electrical Vehicle Supply/Service Equipment (EVSE) Ordinance FAQs January 2024," FAQ #11, accessible EVSE and Make-Ready parking spaces cannot be used to address the general accessible parking requirements of the Uniform Construction Code, even if they have handicapped-only signage.



13. Testimony should be provided for how the car lift system will function, i.e., the procedure for having a car parked, the duration time for parking and retrieving a car, clarify if there are any limitations to the type of vehicle that can be used, if all EV vehicles are compatible with the proposed EV parking spaces within the automated system, and how vehicles can be parked and retrieved during scheduled maintenance of the system and during power outages. Furthermore, testimony should be provided to clarify how to prevent queued vehicles from blocking vehicles exiting the transfer cabin, the proposed ADA spaces, and if queued vehicles may be required to wait within the driveway apron and/or on Avenue E.
14. This office defers the review of the locations of the EV parking stalls and the fire suppression system for same to the Fire Department.
15. The provided site photos indicate that there are existing trees along the rear of the lots. The applicant should advise if the tree canopies will interfere with the proposed building. It is unclear if the trees in question are on the applicant's or the adjacent lot. Any trees that are to be removed should be clearly identified on the site plan.
16. It appears that the typical construction note for the permeable pavers area on sheet C-3 of the site plan is leading to the incorrect area. The note should be revised as needed.
17. The width of the driveway apron does not appear to align with the width of the garage opening. Furthermore, the width of the driveway apron is shown on the site plan as 22-feet and the garage opening on the architectural plans is shown as 20-feet. The applicant should clarify what the proposed driveway and garage entrance widths are and revise the plans as needed.
18. Infrared repairs should be performed for all work requiring excavation within the roadway, including but not limited to, concrete curb and underground utility installation.
19. Provide proposed spot elevations within each ADA parking stall to demonstrate that slopes do not exceed 2% in any direction.
20. Proposed spot elevations and/or contours should be provided along the proposed landscaped side yards to demonstrate positive drainage and that neighboring properties are not negatively impacted.
21. As per section 6.9.A, 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.
22. The architectural plans contain the following typical details for features that are not shown on the plans. The plans should be revised to show the locations of same:
 - a. Typical parking signage;
 - b. Typical bollard;
 - c. Pedestrian warning device.
23. 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.

C. STORMWATER MANAGEMENT

1. 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.



2. Where site-specific Hydrologic Soil Group (HSG) data are unavailable, runoff computations for pre- and post-development conditions must rely on the default HSG assignments provided in the NJDEP BMP Manual. In accordance with Table 12-1 of Chapter 12, the appropriate default classification for pre-construction conditions in the Coastal Plain is HSG A, while post-construction conditions shall be assigned HSG D. The Curve Number calculations in the stormwater report shall be revised accordingly to reflect these required default HSG values.
3. The Curve Number calculation for the green roof utilizes a green roof area of approximately 19,000 square feet, whereas the site plans indicate that only about 4,400 square feet of green roof is proposed. This discrepancy materially affects the hydrologic analysis. The stormwater report shall be revised so that the CN calculations and associated hydrologic inputs accurately reflect the actual green roof area proposed for the project.
4. Pre- and post-development drainage area maps shall be included in the stormwater management report. These maps must clearly delineate all sub-catchment boundaries, identify overland and pipe flow paths, and depict the time-of-concentration routes used in the hydrologic analysis. All hydrologic parameters relied upon in the peak-flow computations must be fully supported by these exhibits.
5. Because the stormwater management strategy relies on conveying all rooftop runoff to the underground detention cistern, the construction plans must clearly depict the routing of all roof drains and leaders to the detention system. The drainage design shall demonstrate that the roof drain network is adequately sized to convey the full 100-year design storm from the roof surface to the cistern without surcharge or overflow. Corresponding pipe sizing calculations and connection details shall be provided to verify compliance.
6. All roof runoff directed to the detention cistern 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.
7. The detention cistern 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.
8. The outlet pipe discharging to the combined sewer must be equipped with an appropriate backflow prevention device to prevent backups from entering the underground detention cistern. The construction plans shall include detailed drawings and specifications for the selected backflow preventer, demonstrating proper placement, sizing, and integration into the outlet control structure.
9. The grading plan shall be revised to clearly depict the dimensions of the proposed detention cistern, including length, width, depth, and invert elevations.
10. In accordance with the Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21-7.3(e), no storm drainage pipe shall have a diameter less than 15 inches. The outflow pipe from the detention cistern must therefore be revised to comply with this minimum pipe size requirement. Updated pipe sizing and corresponding plan revisions shall be provided to demonstrate full compliance with RSIS.
11. Detailed trash-rack specifications shall be provided for all outlet devices associated with the proposed outlet structure, including all orifices, weirs, overflow grates, and emergency spillway components. All trash-rack designs must comply with the requirements of N.J.A.C. 7:8-5.7 and 7:8-6.2, including minimum bar spacing, structural integrity, maintenance accessibility, and provisions to prevent clogging. The revised plans must clearly depict these details.



12. The stormwater routing analysis for the detention cistern must incorporate an appropriate tailwater condition reflecting the hydraulic grade line of the City's combined sewer system. For conservative design, the municipal sewer should be assumed to be flowing full during storm events. The hydrologic and hydraulic computations shall be revised to include this tailwater assumption and to verify that the outlet structure and cistern perform as intended under these conditions.
13. 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 Avenue E. 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.
14. The Redevelopment Plan requires that all stormwater and utility infrastructure be designed to remain functional under climate-resilient conditions, including flood events up to the 500-year flood hazard elevation. Accordingly, the access manhole to the detention cistern, as well as the outlet control structure, shall be designed and/or raised to elevations above the 500-year flood level, or otherwise flood-proofed, to prevent inflow, surcharge, or system failure during extreme storm events.
15. 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.
16. 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 criterion—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.
17. 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.
18. All runoff generated from the green roof, including flows produced during the 100-year design storm, must be safely conveyed to the underground detention cistern. 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.
19. 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.
20. 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.



21. 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.
22. 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.
23. The Redevelopment Plan requires the preparation of 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.

D. ENVIRONMENTAL IMPACT STATEMENT

1. Pursuant to City Ordinance §33-4.9.d.5(a), the EIS must be revised to provide a complete description of existing site topography, including a topographic map depicting existing grades, contours, slopes, and any significant elevation changes. This information is required to evaluate the suitability of the site for the proposed development and to assess potential impacts related to grading, drainage, and stormwater management.
2. A review of NJ-GeoWeb indicates the presence of a contaminated site and historic fill within the project area. Pursuant to City Ordinance §33-4.9.d.5(b), the EIS must be revised to include a comprehensive discussion of environmental contamination. This shall include: (1) identification of any known or suspected contaminants; (2) documentation of prior uses of the property that may have contributed to contamination; (3) confirmation of any historic fill conditions; and (4) the status of all past or current administrative or judicial actions related to site contamination or remediation. Copies of any relevant NJDEP case files, LSRP reports, or remediation approvals should be referenced or appended to the updated EIS.
3. The subject property is located within the 0.2% (500-year) flood hazard zone, and the adopted Redevelopment Plan places significant emphasis on sustainable design, stormwater management, and climate-resilient development for sites within this flood zone. The EIS must be revised to clearly describe how the project complies with all applicable Redevelopment Plan requirements, including: (a) elevation of residential and habitable spaces above required flood thresholds; (b) prohibition of underground parking; (c) provision of on-site sanitary storage to accommodate combined-sewer surcharge events; and (d) design of the stormwater management system to meet Major Development peak-flow reduction standards, regardless of project size under NJDEP rules. The updated EIS shall provide a supporting narrative and identify the specific design features that satisfy each requirement.
4. Pursuant to City Ordinance §33-4.9.d.5(e), the EIS must be revised to include a complete list of all documents, reports, studies, datasets, mapping sources, and prior approvals relied upon in its preparation. This documentation is required to establish the basis for the environmental conclusions presented and to ensure the transparency and verifiability of the information used in the EIS.
5. Section 7 (Environmental Controls) of the EIS shall be revised to identify and describe all water-conservation measures incorporated into the project design. This should include, at a minimum, the use of low-flow plumbing fixtures and any additional strategies intended to reduce potable water demand and promote efficient water use in accordance with City ordinance requirements.



6. In accordance with City Ordinance §33-4.9.d.5(f), the EIS must 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. LANDSCAPING AND LIGHTING

Landscaping

1. Per Section 6.6.C of the redevelopment plan, accent plantings should be provided for entrances, sidewalks, and rooftops. It appears additional plantings can be provided in the following areas:
 - a. The amenity rooftop 5-ft. buffer, in combination with the 6-ft. tall sound wall.
 - b. Entrances into the building
2. Per Section 6.6.G of the redevelopment plan, plant material proposed in the right-of-way shall be guaranteed for a period of two (2) years. The landscaping notes on sheet 4 should be revised to comply.
3. The tree planting detail on sheet 7 of 9 should be revised to ensure that no mulch, soil, or debris shall come into contact with root flare. Additionally, remove the use of the tree wrap. Also, the tree stakes will not be applicable with the use of a tree grate. Our office recommends using root anchors below grade if needed.
4. The tree planting detail on sheet 7 should be revised to remove the portion of the callout that states no branches shall protrude beyond the curblin. Our office recommends to prune tree branches 7-ft from ground level.
5. The landscape plans should be revised to provide sight triangles associated with the garage exit.
6. The applicant should ensure that the tree planting silva cells proposed below grade do not conflict with any underground utilities.
7. A separate ground cover planting detail should be provided.
8. The typical green roof tray detail on sheet S01 of the Architectural Plans should be revised to include what type of planting material is to be installed.
9. The following species are invasive and should be substituted for native non-invasive ground cover species:
 - a. Pachysandra
 - b. Vinca Minor

Lighting

1. The lighting plan should be revised to provide light fixture footcandles and isolux patterns at grade to ensure the light illumination levels meet the redevelopment plan standards.
2. The lighting plan should be revised to provide light fixture details and/or manufacturers' cut sheets with complete ordering information.
3. The hours of lighting operation should be provided.

F. MISCELLANEOUS

1. The following construction details shall be provided and/or modified on the site plans:



- a. The site plan indicates that concrete pavers are to be installed for the driveway, however, the driveway detail on sheet C-7 indicates 6-inch thick reinforced concrete. The plans and/or detail should be revised as needed;
 - b. Provide a typical bench detail;
 - c. Provide a typical trash receptacle detail;
 - d. Provide a detail for the proposed 6-ft. sound attenuation wall;
 - e. The concrete curb detail differs between the site plans and architectural plans. Plan coordination is required;
 - f. The detention cistem detail should be revised to call for a minimum of 4500psi concrete.
2. 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.
 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 the required performance bonds and engineering and inspection fees.
 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
102-116 Ave. E Bayonne, LLC, Applicant
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