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MEMO TO: City of Bayonne
Zoning Board

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

DATE: August 14, 2026

RE: *The Blvd 1224, LLC
Report #1
Block 25, Lots 7 and 8
1224-1226 Kennedy Boulevard
Bayonne, New Jersey
Our File: PBYZ0025.02/600.02
Application # Z-26-003*

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

- Architectural Plans as prepared by Kawalek + Kawalek Architects, LLC, dated March 4, 2026, with no revisions;
- Traffic Impact Assessment, as prepared by Dynamic Engineering, dated January 22, 2026;
- Survey of Property dated April 30, 2025, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

The site is located on the northeast corner of the intersection of John F. Kennedy Boulevard (C.R. 501) and West 55th Street. The applicant is proposing to make interior alterations to the existing building to construct a kitchen in order to serve hot food, as well as replacing the existing outdoor commercial signage. The applicant is requesting an expansion of an existing nonconforming use variance, and existing nonconforming bulk variances for front yard setback, rear yard setback, side yard setback, lot coverage, and number of parking spaces.

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. The applicant's traffic engineer indicates that 5 new trips would be generated by the site during the AM peak hour, 3 new trips during the PM peak hour, and 5 new trips during the Saturday Peak hour. The Applicant's Engineer indicated that the NJDOT has accepted a 51% passby rate for LUC 851, thus more than half of the trips would come from existing traffic, and the community-based nature of the deli would receive a higher foot traffic count. The Applicant's Engineer concluded that the impact of the proposed deli/convenience

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store improvements to the surrounding roadways is insignificant compared to the NJDOT accepted threshold of 100 trips. We take no exception to the calculations or conclusions produced.

2. The applicant should provide testimony clarifying if all existing utilities can support the proposed kitchen. Any work that may be required to upgrade and/or provide additional utility services into the building should be clearly delineated on the site plan. Construction details for same should be provided as needed.
3. The proposed elevations on sheet A.301, as well as the renderings provided on sheet A.302, appear to indicate that the existing "Tiger's DELI" signage above the existing canopy is intended to be removed. The applicant should provide testimony confirming same. The plans should be revised to specifically call out for the "Tiger's DELI" signage and supports to be removed.
4. The proposed floor plan on sheet A.001 delineates the proposed hood exhaust on the northern face of the building. The proposed side elevation on sheet A.301 should be revised to delineate same.
5. The survey and site plan appear to indicate an existing structure attached to the existing building on Lot 8 that encroaches onto Lot 7, as such, the applicant should consolidate the existing lots. The proposed lot number should be approved by the City Tax Assessor. Alternatively, the Board may consider requiring an easement for the encroachment onto Lot 7.
6. As per §33-10.17.c.1, street trees shall be required on all development applications. Proposed street tree species and location shall be delineated on the site plan as required for review. If installation of same is not feasible, a contribution should be made to the City's tree fund.
7. W. 55th Street should be labeled on the plan.
8. 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.
9. If the Board acts favorably on this application, the applicant shall post performance bonds and engineering and inspection fees, if required.
10. Other Agency Approvals, if required:
 - Hudson County Planning Board
 - Bayonne Utility Department and Veolia
 - All other agencies having jurisdiction

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

GAV/gav

cc: Acting Director of Planning, Zoning, and Development
Board Attorney
Board Planner
City Planner
Zoning Officer
The Blvd 1224, LLC, Applicant
Peter Cecinini, Esq., Applicant's Attorney
Stephen Kawalek, RA, PP, Applicant's Architect
Dynamic Traffic, LLC, Applicant's Traffic Engineer