



MEMO TO: City of Bayonne  
Zoning Board

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

DATE: June 10, 2026

**RE:** *Amal Tawadros  
Preliminary and Final Major Site Plan  
Report #1  
Block 192, Lot 20  
527 Avenue A  
Bayonne, New Jersey  
Our File: PBYZ0192.01/600.01  
Application # Z-26-004*

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 Kawalek + Kawalek Architects, LLC, dated April 17, 2026, with no revisions;
- Plan of Topographic Survey, as prepared by Formosa Engineering Inc., dated May 18, 2026, with no revisions;
- Application Forms.

The following comments are offered with regard to same:

**A. PROJECT OVERVIEW**

1. The site is located on the western side of Avenue A, north of its intersection with Avenue A and West 22<sup>nd</sup> Street. The site consists of one (1) lot with an area of approximately 7,495 SF and currently contains a two (2) story dwelling and a garage in the rear yard. The applicant is proposing to demolish the existing dwelling and garage and construct a three (3) story, five (5) residential unit building 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 appears the north arrow on sheet A.002 is incorrect and should be rotated.
2. It appears that a portion or the entirety of the sidewalk fronting the lot may need to be closed for the duration of construction. The applicant should provide testimony clarifying same.
3. Utilities servicing the existing building should be delineated on the plans. Additionally, all utilities to be removed should be called out to be removed and capped at the main.
4. The existing impervious coverage is shown as 100%, however; there appears to be areas in the front and rear yards that are pervious. The applicant should review further and revise the zoning table as needed.



5. The applicant proposes an aisle width of 20-feet within the parking garage. As per §33-10.29 Garages, a two-way aisle width of 22-feet is required. A variance should be requested for same.
6. The applicant is proposing seven (7) parking spaces in accordance with §35-17.6 Parking Space requirements, two (2) of which are EV/Make-Ready parking spaces. However, it appears that the applicant is utilizing parking space "Car 1" to simultaneously address the requirement for a van-accessible parking space, and a van-accessible EV parking space. According to the DCA Model Statewide Municipal Electric Vehicle Supply/Service Equipment (EVSE) Ordinance FAQs January 2024 document, FAQ#11, accessible EVSE parking spaces cannot be used to address the general accessible parking requirements of the Uniform Construction Code, even if they have handicapped-only signage. Therefore, the plans shall be revised to, at a minimum, provide:
  - a. One (1) van accessible-sized space;
  - b. One (1) EV van accessible-sized space.
7. Provide finished floor elevations at the front and rear pedestrian entrances.
8. Proposed spot elevations should be provided throughout the proposed ADA parking space to demonstrate compliance with current ADA guidelines.
9. Additional proposed spot elevations should be provided along the northern and western property lines in the rear yard. Furthermore, it is unclear how the applicant intends on handling the stormwater discharge in the rear yard. The applicant should provide testimony to clarify. The applicant may consider stormwater structures, such as yard inlets or Type A inlets and associated pipework to tie into the City's system. The grading in the rear yard should be revised as needed to slope towards any proposed drainage structures.
10. Pipe length and slope should be provided for the sanitary and storm sewer laterals. Invert elevations should be provided at the proposed building and street connections. Cleanouts should also be provided for each lateral, same should be delineated on the plans.
11. A minimum 4-foot wide ADA compliant walking path should be provided along the sidewalk and driveway apron. Additional spot elevations should be provided demonstrating same.
12. The existing site plan delineates a street tree at its southern limit along Avenue A, however; there is no longer an existing tree at this location. The existing site plan should be revised accordingly. Furthermore, as per §33-10.17.c.1 Street Trees, street trees shall be required on all development applications. The site plan does not call for a proposed street tree. Due to the existing overhead wires along the sidewalk, if installation of a street tree is not feasible, the applicant should make a contribution to the City's tree fund.
13. Infrared pavement repairs should be provided for all pavement restorations on Avenue A. A note should be added to the plans indicating same.
14. Roof leader drains should be delineated on the proposed site plan.
15. The applicant should consider utilizing safety provisions such as bollards or wheel stops at the proposed EV parking spaces to protect the charging equipment. Same should be delineated on the plans.
16. Proposed parking stall signage for ADA parking spaces should be delineated on the plans. If the applicant intends on utilizing EV parking signage, same should be delineated on the plans.
17. A 24-inch stop bar and a stop sign should be provided at the parking garage exit. Details should be provided for same.
18. The applicant should provide testimony clarifying how ponding will be prevented along the proposed masonry walkway. If area drains will be utilized, same should be delineated on the plans, along with any associated pipe work.
19. Traffic striping should be provided at the driveway curb cut to prevent vehicles from parking in front of the driveway.
20. Lighting is recommended at the pedestrian entrance at the front of the proposed building.



21. The applicant should indicate if any mechanical equipment will be located on the roof and if so, how same will be screened. The Roof Deck plan should be revised as needed.
22. The applicant should provide testimony on refuse and recycling removal for the proposed building.

**C. MISCELLANEOUS**

1. The following construction details should be revised/provided on the site plans:
  - a. It is unclear if the detail labeled as Pavement Detail is intended to be utilized for the paver driveway apron, or the paver walkway at the front entrance. The applicant should clarify;
  - b. Provide a detail for the proposed EV charging station equipment;
  - c. Provide details for ADA parking signage;
  - d. The curb section detail indicates that the driveway apron is 7" reinforced concrete, however, the site plan indicates a paver driveway apron. The applicant should revise the plans or detail as needed;
  - e. Provide typical planting details for the proposed landscaping;
  - f. Provide details for all proposed traffic striping;
  - g. Provide a pavement repair detail. A minimum of 6" DGA subbase, 6" asphalt base course, and 2" asphalt surface course should be provided. Additionally, a note requiring infrared repairs should be provided on the detail;
  - h. Provide details for drainage structures as needed.
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  
Amal Tawadros, Applicant  
Peter Cecinini, Esq., Applicant's Attorney  
Steve Kawalek, RA, PP, Applicant's Architect