

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



TIM W. GILLEN, PE, PP, CME (1991-2019)
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

MEMO TO: City of Bayonne
Planning Board

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

DATE: December 10, 2021

RE: **Bayonne Equities BII Urban Renewal
Amended Preliminary and Final Major Site Plan
Report #1
Block 264, Lots 15-18
9-11 W 12th St, 281,283-287,289 Broadway
Bayonne, New Jersey
Our File: PBYP0264.05/600.01
Application # P-21-022**

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 Dynamic Engineering, dated August 14, 2021 with latest revision date of November 23, 2021;
- Architectural Plans, as prepared by Melamed Architects, P.C., with an issue date of June 11, 2020 with latest revision date of August 11, 2021;
- Stormwater Drainage Report, as prepared by Dynamic Engineering, dated March 2020 with latest revision date of August 2021;
- Traffic Impact Study, as prepared by Dynamic Traffic, dated March 16, 2020, with latest revision date of August 12, 2021;
- Boundary and Topographic Survey as prepared by Dynamic Survey, LLC, dated March 21 2018, with latest revision date of March 11, 2020;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. On December 8, 2020, the applicant had been granted preliminary and final site plan approval to allow for the construction of a ten (10) story building consisting of 100 residential units, 106 parking spaces located in a multi-level garage and 2,420 SF of



Memo to Bayonne Planning Board
Our File: PBYP0264.05
December 10, 2021
Page 2 of 3

retail. The applicant is now requesting amended approval in order to construct 128 residential units, 129 parking space and the same retail space. The building footprint has generally remained unchanged.

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. If the Board acts favorable on this application, the applicant should address all relevant conditions contained in the previous resolution of approval including addressing any previous outstanding comments made by the Board's Planner and Engineer.
2. The following site plan specific conditions contained in the resolution of approval should be addressed:
 - a. With regard to item 12b, the applicant will work with the City Fire Official or City Fire Department to preserve the emergency access for the adjacent building located at Block 264, Lot 22.
 - b. With regard to item 12d, the applicant will provide additional street trees along the streetscape or alternatively, if the planting of additional trees is not feasible within the streetscape, the applicant will provide other greenery for the streetscape.
 - c. With regard to item 12e, the applicant will work with the City professionals with respect to the green wall at the rear of the building (West property line) to determine if the green wall is appropriate as to location and size.
3. The applicant shall provide for the installation of the necessary equipment to accomplish signal preemption for emergency vehicles at a minimum of one (1) signalized intersection abutting the development.
4. As agreed to during the previous hearing, the applicant should provide pre-installed uniform window treatments for all residential windows. A note indicating same should be added to the architectural plans.
5. The applicant should provide a detail of the louvers/mesh grille that will screen the parking garage.

C. UTILITIES

1. The Applicant is proposing construction of residential apartment building with a total area of disturbance of 22,997 sf (0.53 acres). In accordance with City Ordinance and RSIS,



Memo to Bayonne Planning Board
Our File: PBYP0264.05
December 10, 2021
Page 3 of 3

residential projects that disturb less than 1 acre of land are classified as a minor development for stormwater management purposes.

2. A manhole with two feet sump is provided after the outlet control structure. The label on the basin hatch (sheet 6) refers to a detail on the Architectural plans for water and vapor tight cover. The architectural plans with that detail are not provided. In addition, Basin, OCS & Storm manhole labels on plan sheet 6 needs to be coordinated with details provided on sheet 11. A label for storm manhole calls for a backflow preventer while the detail for 4' diameter manhole on sheet 11 does not show a backflow preventer.
3. We defer further review of the water and sanitary sewer systems to the Bayonne Utility Department and Suez.

D. MISCELLANEOUS

1. The applicant should consolidate the existing lots. The proposed lot number shall be approved by the Tax Assessor.
2. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
3. Other Agency Approvals:
 - Hudson County Planning Board
 - Bayonne Utility Department and Suez
 - All other agencies having jurisdiction

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

cc: Land Use Administrator
Board Attorney
Board Planner
City Planner
Zoning Officer
Bayonne Equities BII Urban Renewal, Applicant
Michael Miceli, Esq., Applicant's Attorney
Dynamic Engineering, Applicant's Engineer
Melamed Architects, P.C., Applicant's Architect