



MEMO TO: City of Bayonne
Planning Board

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

DATE: March 4, 2026

RE: *John and Maryan, LLC
Preliminary and Final Major Site Plan
Report #1
Block 64, Lots 2 & 3
1012-1022 Avenue C
Bayonne, New Jersey
Our File: PBYP0064.01/600.01
Application # P-25-037*

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 DAL Design Group, dated October 10, 2025, with no revisions;
- Boundary and Topographic Survey, as prepared by Caulfield Associates, LLP, dated August 10, 2022, with no revisions;
- Stormwater Management Report, as prepared by DAL Design Group, dated September 30, 2025;
- Traffic Engineering Evaluation, as prepared by Klein Traffic Consulting, LLC, dated October 17, 2025;
- Environmental Impact Statement, as prepared by DAL Design Group, dated October 2, 2025;
- Construction Sequence and Staging Plan, as prepared by DAL Design Group;
- Waste Management Operation, as prepared by DAL Design Group, dated October 22, 2025;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located with frontage along Avenue C, West 48th Street, and West 49th Street. The property consists of two (2) existing lots which total approximately 12,474 square feet (0.286 acres) in size and contains a three (3) story Synagogue and an associated attached two (2) story building. The applicant is proposing to demolish the existing buildings and construct a five (5) story multifamily apartment building consisting of 40 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 Sequence and Staging plan, the applicant states that a fence will be installed within the public Right-of-Way (R.O.W.). The applicant should provide testimony clarifying if the sidewalk and/or shoulder of the roadway will need to be closed for the duration of construction. If the Board acts favorably on this application, approval from City Council would be required for any long-term closures.
2. The applicant should consolidate the existing lots, the proposed lot number should be approved by the City Tax Assessor.
3. Existing structures are shown to be removed. The existing utilities for same should be removed and capped at the main. Revise Demolition Key Note #4 accordingly.
4. As per section 6.9.E.3 of the Redevelopment Plan, the Redeveloper shall be responsible for addressing the need for any on-site effluent storage due to pump station capacity limitations. The design of the system shall be a 6-hour holding time equivalent for sanitary sewage generated by the development. If such improvements are not feasible due to physical limitations of the site, a payment in lieu contribution to the City of Bayonne for the sole purpose of sanitary sewer, storm water and water utility upgrades may be required. The Applicant should provide testimony on how this requirement will be met.
5. As per section 6.1.D.2 of the Redevelopment Plan, the driveway width shall be limited to twenty-two (22) feet, whereas twenty-four (24) is proposed. The zoning table on the cover sheet should be revised accordingly and a variance should be requested for same.
6. As per section 6.1.E.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.
7. As per section 6.1.E.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.
8. In accordance with section 6.9.B of the Redevelopment Plan, no residence in the multi-family development shall be eligible for the City's on-street Residential Permit Parking Program.
9. As per section 6.3.D.3 of the Redevelopment Plan, multi-sensory wayfinding for the vision and hearing impaired should be included in sidewalk design. The applicant should discuss how they will comply with this requirement.
10. 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 should discuss how they will comply with this requirement.
11. 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 discuss how they will comply with this requirement.
12. As per section 6.3.B.6.a of the Redevelopment Plan, trash cans should be located toward the centerline of the sidewalk Tree Zone. The plans should be revised to delineate the locations of proposed trash cans.
13. Revise the Accessible Ramp Detail on C.2 to address the following:
 - a. The southeastern portion of the ADA ramp to cross West 48th street appears to exceed the allowable 8.3% slope;



- b. A TC/BC spot elevation of 51.60/51.10 is within the ramp to cross Avenue C. The applicant's engineer should revise as needed to indicate a depressed curb at the curb ramp.
14. Provide proposed spot elevations within each ADA parking stall to demonstrate that slopes do not exceed 2% in any direction.
15. The site plan should be revised to provide wheel stops and/or bollards at parking spaces with EV charging equipment. Construction details should be provided for same.
16. Sheet A1.1 should be revised to indicate that parking space number 37 is an EV parking space, in coordination with sheet C1.4.
17. The applicant should provide testimony discussing if the proposed gate along West 49th Street is to remain locked, and who is provided access to the Utility area.
18. As per section 6.9.G.1 of the Redevelopment Plan, all buildings shall demonstrate the project would meet the requirements to achieve a LEED Certified rating or greater. The application should discuss how they will comply with this requirement.
19. The applicant is proposing an approximate two (2) foot canopy projection into the City R.O.W. In accordance with section 5.7.H of the Redevelopment Plan, projections into the City R.O.W. are subject to approval by the City Council.
20. The applicant should revise the plans to indicate the sizes and materials of the existing water, gas, and sewer mains.
21. The applicant has indicated that trash and recycling will be picked up by a private hauler.
22. 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 and a green roof system to address stormwater management requirements. The design directs all rooftop runoff to a subsurface detention located beneath the building, which subsequently discharges to the existing combined sewer manhole along Avenue C through a controlled outlet structure. In addition, the project includes approximately 2,595 square feet of green roof with a four-inch growing media layer to attenuate runoff and reduce peak flows.
3. The applicable City of Bayonne Redevelopment Plan requires that the project comply 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.
4. 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.
5. 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.

6. The drainage report utilizes a Curve Number (CN) of 79 for both pre-development and post-development open space conditions. However, the report indicates that pre-development soils are analyzed under Hydrologic Soil Group (HSG) B, while post-development soils are analyzed under HSG D. The use of the same CN value under differing soil classifications is inconsistent and requires clarification.

Furthermore, in accordance with NJAC 7:8-5.7(a)2, pre-construction runoff calculations must assume that existing pervious land cover is in good hydrologic condition unless otherwise justified. For open space in good condition:

- a. A CN of approximately 74 is appropriate for HSG B (pre-development condition).
- b. A CN of approximately 80 is more appropriate for HSG D (post-development condition).

The applicant's engineer shall revise the hydrologic calculations to utilize appropriate Curve Numbers consistent with the assigned Hydrologic Soil Groups and regulatory assumptions, and update all hydrograph and routing computations accordingly.

7. 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.
8. 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 C. 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.
9. In accordance with Section G(1)(a) 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.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Pursuant to Section G(1)(b) of the Redevelopment Plan, 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.



19. 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.
20. Pursuant to Section G(1)(b) of the Redevelopment Plan, 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 Township.
 - 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 Township 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 is consistent with the Redevelopment Plan; however, no detailed compliance matrix is provided. The applicant shall provide a tabulated zoning/redevelopment compliance table demonstrating:
 - a. Maximum permitted density (units per acre)
 - b. Maximum building height (stories and feet)
 - c. Floor Area Ratio (FAR)
 - d. Required setbacks
 - e. Required open space
 - f. Required parking ratio
 - g. Green roof/open space requirements
 - h. Streetscape and façade articulation standards
2. Pursuant to §33-4.9.d.1 of the City of Bayonne Ordinance, the Environmental Impact Statement shall include the professional qualifications of the preparer(s). The EIS shall be revised to incorporate the credentials, licenses, and relevant experience of the individual(s) responsible for the preparation of the report as part of the document.
3. 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. A copy of overall existing and proposed conditions plans should be added to the Appendix.
4. Pursuant to §33-4.9.d.5.(b) of the City of Bayonne Ordinance, the EIS must address the presence or absence of environmental contamination. The submitted EIS does not include a summary of a Phase I Environmental Site



Assessment or a clear statement regarding contamination conditions. The EIS shall be revised to either provide a Phase I ESA summary or affirmatively state that no contamination is known or suspected at the site, with supporting documentation.

5. Pursuant to §33-4.9.d.7 of the City of Bayonne Ordinance, the EIS shall be revised to include a comprehensive description of environmental performance controls and mitigation measures to be implemented during the planning, construction, and operational phases of the project. The construction-phase mitigation shall include, at a minimum, dust control procedures, soil tracking prevention measures, construction sequencing and staging controls, and proposed construction hours. The operational-phase mitigation shall include a stormwater inspection and maintenance program, refuse storage and collection management procedures, roof terrace management controls, and provisions to ensure adequate emergency access and fire safety compliance.
6. Pursuant to §33-4.9.d.8 City of Bayonne, an alternatives analysis is required. The statement that “no alternatives were considered” is not compliant with ordinance requirements. The applicant shall provide an analysis of:
 - a. Reduced massing alternative
 - b. Reduced height alternative
 - c. Reduced unit count alternative
 - d. Alternative stormwater strategy

A narrative of the decision-making process should be included.

7. Pursuant to City Ordinance §33-4.9.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.
8. In accordance with City Ordinance §33-4.9.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. TRAFFIC ENGINEERING EVALUTATION

1. The Applicant’s Engineer indicated that the proposed 40 multifamily dwelling units would not significantly impact traffic along Avenue C or the intersections of Avenue C and W. 48th Street and Avenue C and W. 49th Street.
2. 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.
3. The Applicant’s Engineer proposes 44 parking spaces, 7 of which are EV / Make-Ready Parking Spaces. 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. As indicated by parking space numbers 39 and 40 on sheet C1.4, the site plan designates two (2) ADA parking spaces with at least one (1) van accessible-sized space, therefore meeting the ADA parking space requirements. Furthermore, the site plan designates seven (7) EV parking spaces. However, one (1) of the seven (7) EV parking spaces must be an accessible-sized space. As per the DCA Model Statewide Municipal Electric Vehicle Supply/Service Equipment (EVSE) Ordinance FAQs January 2024 document, FAQ#11, parking spaces 39 and 40 cannot be utilized to simultaneously meet the ADA requirements and the EV requirements. The plans shall be revised to, at a minimum, provide:
 - a. One (1) accessible-sized space
 - b. One (1) van accessible-sized space
 - c. One (1) EV accessible-sized space (van accessible-sized space is preferred but not required)



4. As per section 6.1.F of the Redevelopment Plan, a loading zone shall be located within the building, if feasible. If internal loading is not feasible, one external loading area shall be located on Avenue C, provided authorization is granted by the Municipal Council. A loading zone is not proposed on the plans, the applicant should provide testimony regarding same.
5. Bicycle racks are proposed on the architectural plan sheets. Same should also be delineated on sheet C1.4 of the site plans.
6. The zoning chart indicates that twenty-two (22) bicycle spaces are proposed, however the Typical Bike Rack-Interior detail indicates that 4 bicycle racks are provided, each rack providing 10 bicycles, totaling 40 bicycles. The detail and/or the zoning chart should be revised accordingly.
7. 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. Note 3 on Sheet C1.4 and the general Note on the Proposed Site Traffic Control Plan should both be revised to include markings.
8. An abbreviation for "4SW" was proposed on Sheet C1.4, but no clarification was given in the abbreviations. The Applicant's Engineer should revise the plan.
9. An abbreviation of "6SW" was called out in a note on Sheet C1.4, but no clarification was given in the abbreviations. The Applicant's Engineer should revise the plan.
10. Applicant's Engineer should propose a double yellow centerline at the site driveway.
11. 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).
12. 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.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.
2. It appears overhead wires are located along Avenue C. Our office recommends providing street trees with a mature height that is no more than 30 feet.
3. Our office recommends shrubs to be at least a height of 24 inches at time of installation, whereas 12 inches is proposed.
4. To improve biodiversity, other species of green roof plantings should be provided in addition to sedum species.
5. Planting note #10 should be revised to reflect approval from the Landscape Architect or approved equal.
6. The landscape schedule should be revised to provide an alternative species in lieu of the Pink Shadblow Serviceberry due to conflicts with the species' fruit.
7. The landscape schedule should be revised to provide an alternative species in lieu of Franklin's Gem Boxwood due to conflicts with Boxwood Blight.



Lighting

1. The light fixture manufacturer cutsheets should be filled out with complete ordering information.
2. The hours of operations for light fixtures should be provided.

G. MISCELLANEOUS

1. The following construction details shall be provided and/or modified on the site plans:
 - a. Provide a typical bench detail;
 - b. Provide a typical trash can detail;
 - c. Revise the Gutter Patch at New Curb to require 6" DGA, 6" base course, and 2" surface course;
 - d. Provide a detail for the proposed landscape planters.
 - e. Revise the tree planting detail to address the following:
 - 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.
2. As per section 6.9.A of the redevelopment plan, a minimum of one (1) traffic signal abutting 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.
3. 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.
4. 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.
5. If the Board acts favorably on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
6. 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
John and Maryan, LLC, Applicant
Michael Miceli, Applicant's Attorney
Al Sambade, Applicant's Engineer
Lee Klein, Applicant's Traffic Engineer