

John S. Pavlovich, P.E.

Exhibit - A-31
BAYVIEW JV, LLC
P-21-017
(08-10/2021) akl

August 16, 2021

Alicia K. Losonczy
Planning/Zoning Board of Adjustment Administrator
City of Bayonne- Division of Planning and Zoning
630 Avenue C , Room 13
Bayonne, NJ 07002

Re: 175 Avenue A Site Plan Applicaton
Bayview JV, LLC
Traffic Engineering Review

Dear Ms. Losonczy:

Attached is my initial technical review of the above referenced site plan application.

I have received a supplemental report from the applicant's traffic engineer and am reviewing the information. Upon completing this review, I will issue my findings and recommendations for the Board.

Very truly your,



John S. Pavlovich, P.E.
Traffic Engineer

Enclosure: (1)

Fd: Bayonne Project 2021-104

Memorandum

August 9, 2021

To: Suzanne Mack, AICP
Bayonne City Planner

From: John S. Pavlovich, P.E.
Bayonne Traffic Consultant

Subject: Project No.2021-104
Traffic Engineering Review Comments
175 Avenue A - Bayview
Bayview JV, LLC
City of Bayonne, Hudson County – Technical Review #1

I have reviewed the traffic report prepared for the mixed used redevelopment project, known as “175 Avenue A – Bayview”, by Bayview JV, LLC. The project is proposed at the site of the old A&P shopping center along the west side of Avenue A in the City of Bayonne. This property is located across from the Route 440 southbound access ramps (between North Street and Fifth Street). The comments contained herein are based on my review of the TIS report prepared by McDonough & Re Associates dated May 25, 2021, and a brief discussion with the applicant’s traffic engineer on July 30, 2021.

Existing Conditions

1. The site is located on a parcel on the west side of Avenue A on Block 300.01, Lots 1, 2, & 3, Block 301.03, Lots 2 & 3, and Block 511, Lot 1.
2. Site access is presently provided by one full-access driveway from Avenue A.

Applicant’s Proposal

1. The site plan application calls for constructing 1,100 multi-family dwelling units and 55,000 SF of retail, restaurant and health/fitness center space with 1,596 on-site parking spaces.
2. Site access will consist of two full-access driveways from Avenue A.

Traffic Review #1
175 Avenue A – Bayview
Bayview JV, LLC
August 9, 2021
Page 2 of 2

Review Comments

1. Additional information is required in order to render an opinion on the development of the site and non-site traffic volumes used in the traffic analysis, results from the analysis, and the conclusions presented in the TIS report. An email was sent to the Applicant's traffic engineer on August 2, 2021 outlining the information needed to complete my review. In the absence of the information requested, I do not concur with the report's conclusions and recommendations.
2. I have reservations regarding traffic operations and public safety at the intersection of Avenue A, Route 440 access ramps and the proposed new site driveway. While continuation of an unsignalized is proposed, the TIS did not include a concept sketch on how the intersection would operate. As proposed, five approaches with 14 vehicle movements plus pedestrian movements will travel through the intersection creating numerous points of conflict. Intersection geometry, directional signage, striping and future traffic volumes that will be handled at the intersection require further study.
3. Roadway jurisdiction to make traffic operational changes at the Avenue A/Route 440 access ramps/new Site Driveway intersection may also involve discussions with NJDOT, PANYNJ, and the City of Bayonne, especially if further analysis indicates that a traffic signal is needed.

Once the requested information is received, the TIS will be reviewed and a memo submitted to the City with my conclusions and opinion on the recommendations presented in the report.

We trust that this review is helpful to the Planning Board in its deliberations on this application. We reserve the right to provide additional comments if supplemental information is submitted on this site plan application.

Respectfully,



John S. Pavlovich, PE
PE License 24734