

Memorandum

October 5, 2021

TO: Bayonne Planning Board

FROM: John S. Pavlovich, P.E.
City Traffic Engineer

RE: 175 Avenue A - Bayview
Bayview JV, LLC
City of Bayonne, Hudson County
Technical Review Review - Addendum

I have reviewed two intersection concepts prepared by the applicant's Traffic Engineer for the driveway to provide site access from Avenue A in the vicinity of the access ramps to the Bayonne Bridge. This submittal, received on September 21, 2021, is in response to a comment in Technical Review #2 dated August 19th.

Review Comments

1. The concept plans provide a geometric layout of each option: a four-way stop sign controlled intersection and another option with traffic signal control.
2. A traffic analysis is still required to determine the level of service provided by each concept. The analysis should be performed using input parameters agreed to with the City's professionals.
3. The concepts will require feedback from two agencies that would be affected by the access option selected: ConRail and Port Authority. Conrail permission would allow the developer to construct a road across the railroad tracks to connect the development and Avenue A. Port Authority considerations involve the impact of the access plan on ingress and egress from the Bayonne Bridge. Both agencies have been contacted. The city is waiting for their comments and an opportunity to meet with their staff to discuss their concerns.

I still have reservations regarding the traffic volumes developed for analyzing the existing and future peak hour traffic conditions. The travel impact of COVID on traffic patterns is a significant issue. The applicant has submitted a minimal amount of data to substantiate that the traffic counts represent post pandemic traffic conditions.

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Recommendations

The applicant seeks preliminary and final site plan approval. The applicant has presented a site plan with two points of access. Insufficient information has been provided to establish that the second access driveway on Avenue A is viable. An updated traffic analysis of the two concepts and feedback from ConRail and Port Authority regarding the concepts should be made available in order for the Planning Board to render a decision on the applicant's request.

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

Respectfully,

John S. Pavlovich, P.E.
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