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MEMO TO: City of Bayonne
Zoning Board

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

DATE: November 11, 2020

RE: **Goodman Lofts, LLC**
Preliminary and Final Major Site Plan
Report #1
Block 216, Lot 8
21-25 West 20th Street
Bayonne, New Jersey
Our File: PBYZ0216.01/600.01
Application # Z-20-008

Exhibit - A-19
Goodman Lofts LLC
Z-20-008
(12-21-2020- Ak)

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 April 28, 2020 with no revisions;
- Boundary and Topographic Survey as prepared by Herbert G. McDonald, PLS, dated October 22, 2019;
- Application Forms.

The following comments are offered with regard to same:

A. PROJECT OVERVIEW

1. The site is located on the north side of West 20th Street, west of its intersection with Broadway. The site consists of one (1) lot with an area of 7,699 SF and currently contains an existing one (1) story and attached three (3) story building. The one (1) story western portion of the building is utilized as an Auto Repair shop which will remain. The three (3) story portion of the building is proposed to be reconstructed and contain ten (1) residential units on the second and third floors. The first floor will contain an enclosed garage with three (3) parking spaces.

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. The applicant is proposing three (3) on-site parking spaces for the residential units. In accordance with the ordinance, a total of ten (10) parking spaces are required for the new units. The applicant will require a variance.
2. The applicant is proposing an egress door from the rear of the parking garage which exits onto a municipal owned lot used for parking. Approval from the governing body should be obtain for same. In addition, the door should be relocated to the west so as not to conflict with existing parking spaces on this lot.



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3. The applicant should provide testimony to the Board with regard to the need to provide an ADA compliant until for the project.
4. In accordance with Section 35-17.5a of the ordinance, no driveway curb cut shall exceed ten (10') feet in width and there shall be no more than one (1) driveway curb cut per lot. The applicant is proposing two (2) curb cuts with approximate widths of 11'-5" and 16'. The one curb cut will service the existing automotive repair shop and the second will service the residential parking garage.
5. In accordance section 33-10.29c of the ordinance, all parking garages shall have adequate security provisions. The applicant should provide testimony to the Board regarding same and should indicate whether security cameras will be provided in the parking garage and around the building perimeter
6. In accordance section 33-10.29f(1) of the ordinance, minimum two way aisle width shall be twenty-two (22') feet. The parking garage aisle is proposed to be 20' in width which does not meet this requirement.
7. The applicant should provide an additional street tree at the western end of the site.
8. The applicant should indicate what mechanical equipment will be located on the roof and if so, how same will be screened.
9. The applicant should indicate how refuse and recycling storage and removal will be handled for the commercial and residential units.

C. MISCELLANEOUS

1. If the Board acts favorable on this application, the applicant shall post the required performance bonds and engineering and inspection fees.
2. Other Agency Approvals:
 - Hudson County Planning Board
 - Bayonne Utility Department
 - Soil Conservation District
 - All other agencies having jurisdiction

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

RJR/rr

cc: Board Attorney
Board Planner
City Planner
Zoning Officer
Goodman Lofts, LLC, Applicant
William J. Finnerty, Esq., Applicant's Attorney
DAL Design Group, Applicant's Engineer