

September 13, 2021

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BY:*AM*.....

Via Certified Mail – Return Receipt Requested

Regarding: Application for a Transition Area Waiver – Averaging Plan
& General Permit 17 (Trails and Boardwalks), and Waterfront Development
Woodmont Bay Club Phase 2
Block 37, Lot 1 (West 53rd Street)
City of Bayonne, Hudson County, New Jersey
PSI Project No.: 1375M
BE Project No.: 18-189

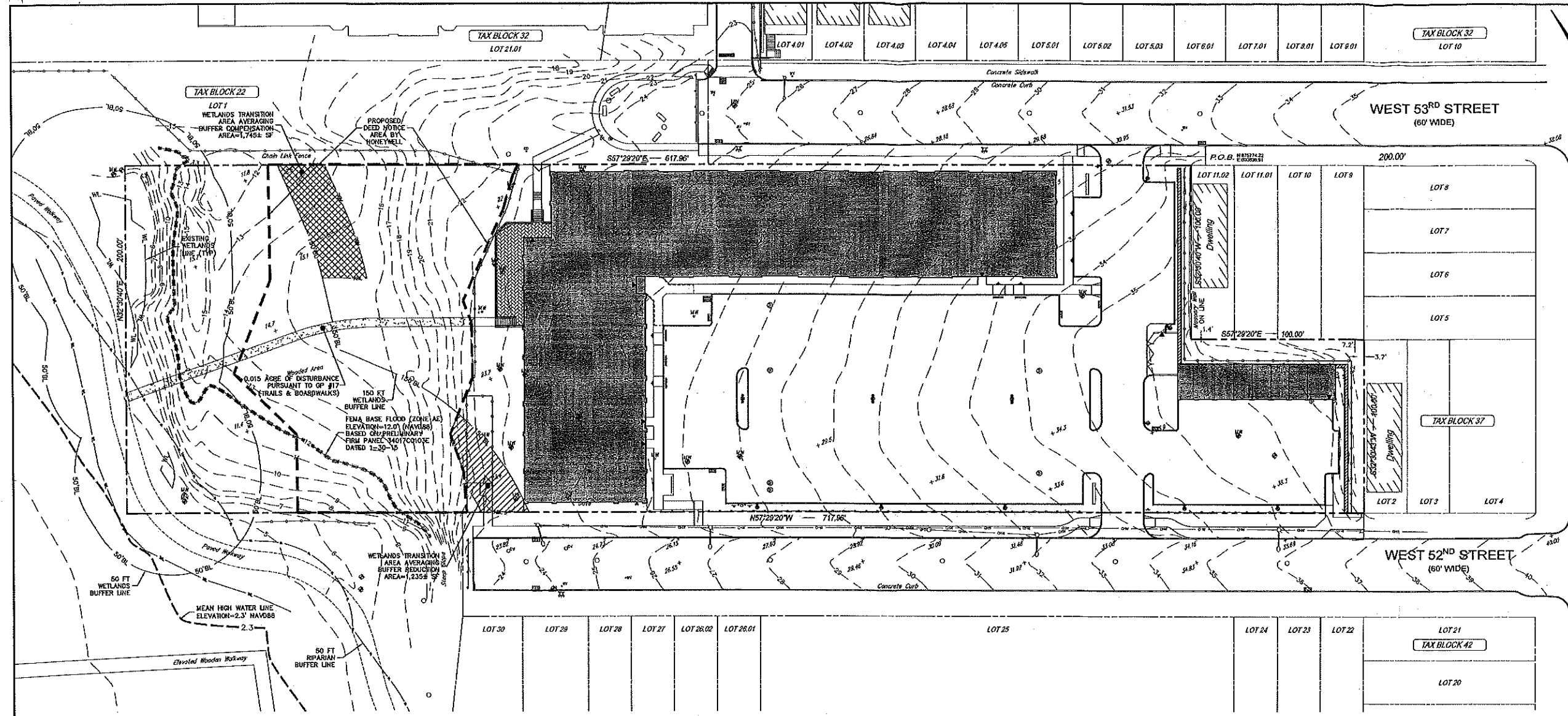
Dear Sir/Madam:

This letter is to provide you with legal notification that an application for a transition area waiver and authorization under freshwater wetlands general permit 17 and a waterfront development will be submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the development shown on the enclosed plan(s). A brief description of the proposed project follows:

4-story residential apartment building with appurtenant improvements including parking area, pedestrian trail and dog run/park.

The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:

**New Jersey Department of Environmental Protection
Division of Land Use Regulation
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625
Attn: City of Bayonne Supervisor**



JOHN F. KENNEDY MEMORIAL BOULEVARD
 (100' WIDE)

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 GLEN ROCK, NJ 07452
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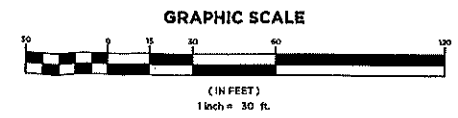
SHAN-PEI FANCHIANG, P.E.
 PROFESSIONAL ENGINEER
 NJ LIC. NO. 37073
 NY LIC. NO. 071209

LINE LEGEND

- PROPERTY BOUNDARY
- NJDEP-APPROVED EXCEPTIONAL RESOURCE VALUE WETLAND LINE (FILE NO. 0901-08-0003.1 FWH160002)
- 150'BL NJDEP-APPROVED 150 FOOT WETLAND TRANSITION AREA LIMIT (FILE NO. 0901-08-0003.1 FWH160002)
- WL NJDEP-APPROVED INTERMEDIATE RESOURCE VALUE WETLAND LINE (FILE NO. 0901-08-0003.1 FWH160002)
- 50'BL NJDEP-APPROVED 50 FOOT WETLAND TRANSITION AREA LIMIT (FILE NO. 0901-08-0003.1 FWH160002)
- APPROXIMATE MEAN HIGH WATER LINE (ELEV. 2.32' NAVD 88)(BORGIS 12/2013)
- 100 YEAR FLOOD HAZARD AREA ELEVATION (12' NAVD 88)
- 50 FOOT RIPARIAN BUFFER LINE

LEGEND

- EXISTING EDGE OF PAVEMENT
- TRAFFIC SIGN
- AREA LIGHT
- ⊕ FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MONITORING WELL
- TREELINE
- PROPOSED EDGE OF PAVEMENT
- HANDBICAP RAMP
- SIDEWALK
- DEPRESSED CURB
- ⊕ FIRE HYDRANT
- DRAINAGE MANHOLE
- CURB INLET
- YARD INLET
- INLET FILTER
- SAN. MAN HOLE
- TRAFFIC SIGN
- AREA LIGHT
- NUMBER OF CAR PARKING SPACES



DRAWING TITLE
LOT ENCUMBRANCE PLAN

PROJECT
WOODMONT BAY CLUB PHASE 2
 BLOCK 37, LOT 1
 WEST 53rd STREET
 CITY OF BAYONNE
 HUDSON COUNTY, NEW JERSEY

CLIENT
WOODMONT BAYONNE PHASE 2 URBAN RENEWAL, L.L.C.
 GREENBROOK EXECUTIVE CENTER
 100 PASSAIC AVENUE, SUITE 240
 FAIRFIELD, NJ 07004

CERTIFICATE OF AUTHORIZATION
 24GA2806900 / 21HH00002800
 DRAWN BY: V.L. CHECKED BY: S.P.F.
 SCALE: 1" = 30' PROJECT NO.: 18-189
 DATE: 6-22-21 REVISION NO.: 0

C2.3

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