

20 September 2023

Alicia Losonczy
Planning Board Secretary
City of Bayonne Planning and Zoning Division
630 Avenue C
Bayonne, New Jersey 07002

**Re: Response to Completeness Comments
P-22-031
Sixth Wave Logistics (Phase II)
Block No. 416, Lot No. 1.01 & 2.01
69-71 New Hook Road
City of Bayonne, Hudson County, New Jersey
Langan Project No.: 100712101**

Dear Ms. Losonczy:

Langan Engineering is submitting this letter in response to the July 18, 2023 Complete Review. In support of these responses, enclosed are the following:

- Photograph Log;
- Boundary and Topographic Survey dated 23 January 2020; and
- ALTA/NSPS Land Title Survey dated 1 February 2023.

The comments in the review are provided below along with responses on an item-by-item basis. The comments are identified in italics and Langan's responses are in bold.

I4: Provide a survey of the site signed and sealed by a licensed land surveyor.

Response: The surveys are enclosed. Note the survey information is a combination of the initial survey that was prepared for the property (prior to Phase 1 construction) and updated information that was collected following completion of the warehouse.

I11: Provide schedule with applicable zoning requirements and how each is met for each of the proposed lots.

Response: The schedule is shown on Sheet CS002 of the plan set. Note per the redevelopment plan, zoning is based on the entire tract, not individual lots; thus showing individual bulk criteria for each lot is not applicable.

*I18: The Applicant calculated the proposed water demand in accordance with NJAC 7:10-12.6: (*Applicant assumed 1 employee per 5,000 SF).*

Response: Existing and proposed information is shown on the subdivision plan.

I116: Provide photos of property in question.

Response: Property photos are enclosed.

IV8: Provide location, type and height of screening and refuse storage and handling facilities, inclusive of recycling facilities.

Response: The location and size of the trash enclosure for the self-storage use is shown on Sheet CS101 and the detail is shown on Sheet CS503. There is currently no tenant defined for the flex space/warehouse building; thus exact details of the method of refuse storage cannot be provided (some tenants keep it interior, some require a trash compactor, some require outdoor storage). If the eventual tenant for the flex building requires an exterior refuse area, it would be located in the truck court and screened from public view; additional testimony can be provided.

V: Provide metes and bounds descriptions.

Response: Proposed bearings and distances are shown on the subdivision plan. Formal descriptions can be provided as a condition of approval.

Should you have any questions, or should you require additional information, please do not hesitate to contact me at (973) 560-4812.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Matthew R. Welch, PE, PP, PTOE
Senior Project Engineer