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442 State Route 35, 2nd floor
Eatontown, New Jersey 07724

DR Project No. 11063-002
July 28, 2021

**RE: First Compliance Review – Engineering
175 Avenue A - Bayview
Block 300.01, Lots 1-3, Block 301.03, Lots 2-3, Block 511, Lot 1
City of Bayonne, Hudson County, New Jersey**

Dear Mr. Raichle:

Attached kindly find the following documents which are submitted for your review relative to the above captioned matter.

- **Preliminary/Final Site Plan for 175 Avenue A - Bayview Block 300.01, Lots 1-3, Block 301.03, Lots 2-3, Block 511, Lot 1; City of Bayonne, Hudson County, New Jersey.** The plans were prepared by Dresdner Robin last revised on July 28, 2021. The following responses were prepared to address comments by Matrix New World prepared July 21, 2021. Please note this response letter is keyed towards items which relate to civil engineering plan drawings only. Responses to additional comments may be addressed by other consultants, during testimony, or under separate cover as needed.

General Site Plan Comments

1. Additional detail should be added to the site plans to reflect the request for final site plan approval.
Response: Additional detail has been added to sheets as needed.
2. The proposed lot lines should be shown on the site plan sheets so that the relationship between the site improvements and the new lot line limits is clear.
Response: Proposed Lot Lines have been added to the site plan sheets (C-300-C-304) as requested.
3. All proposed work within the Conrail right-of-way as well as the grade crossing is subject to Conrail review and approval. Additional traffic control signage may also be required at the crossing.
Response: Comment noted.
4. ADA ramps should be illustrated on the site plans and details should be provided where required.
Response: Many of the site crosswalks are raised negating the need for ramps. Callouts have been added to clarify. Additional grading will be added as required where ramps are proposed in order to comply with ADAAG under separate cover.
5. Profiles of the proposed utilities shall be added as part of the site plan set.
Response: Profiles of the proposed utilities will be provided under separate cover.
6. Additional detail for the recreational pier shall be provided on the site plans.
Response: Please note the layout of the pier has been modified in coordination with the NJDEP waterfront development permit application. We have maintained the required size per the City redevelopment plan. Additional detail and further refinement of the design of the recreational pier will be added under separate cover based on the NJDEP review.
7. A structural drawing package shall be submitted for the proposed structures.
Response: Please find enclosed structural drawings for coastal elements that was submitted as a part of the NJDEP Waterfront Development Permit Application package.

Sheet G-001

1. The drawing titles for sheets C-901 thru C-904 should be updated to be consistent with the plan set.

Response: Sheet index has been updated to be consistent with the plan set.

Sheet V-111

1. Final lot numbers shall be assigned to the proposed lots by the Bayonne Tax Assessor's office.

Response: Comment noted.

General Layout Comments

1. The porous asphalt hatch shall be noted in the legend as it is very similar to the landscape hatching.
Response: Porous asphalt hatch has been added to the legend.
2. The permeable paver hatch shall be noted in the legend as it is very similar to the landscape hatching.
Response: Permeable paver hatch has been added to the legend.
3. Additional curb radii callouts should be added on the layout plans for all proposed curbs.
Response: Additional curb radii callouts have been added to the plans.
4. Additional call outs should be added to the layout sheets for parking stall markings, parking stall sizing, curb materials, etc.
Response: Additional call outs have been added to the plans.
5. Additional traffic markings should be indicated on the plans for traffic circulation.
Response: Additional traffic markings will be coordinated with the project traffic engineer and added to the drawings as needed under separate cover.
6. There are various features shown on the plans which should have text callouts to illustrate the project's layout features.
Response: Additional text callouts have been added to the plans to identify various project features.
7. Traffic control / warnings for the vehicles leaving each of the parking garages shall be provided to avoid potential collisions.
Response: These will be added under separate cover in coordination with the architect.
8. It is noted that site plans do not contain building information. The applicant shall add detail for each building (unit count, parking count, etc.).
Response: Site plans have been revised to include building information as requested.
9. ADA parking stalls shall be indicated on the plans as well as required striping and signage as per applicable regulations.
Response: ADA parking stalls have been added to the street parking as required. Additional ADA spaces inside of the garages will be coordinated with the architect.
10. Additional dimensions shall be added to the site layout sheets.
Response: Additional dimensions have been added to the site layout sheets as requested.
11. The 'Site Plan Notes' are cut off in the middle of note #11. The notes should be revised as to include all applicable notes.
Response: The plans have been revised to show all applicable notes.
12. Curb radii shall be added to the parking stalls where the curb transitions into a parking stall rather than a hard 90-degree angle within the curb line.
Response: Curb radii have been added to the parking stalls where the curb transitions into parking stalls.
13. All public areas with proposed risers should be noted on the layout sheets.
Response: Risers have been shown on the site plans and grading plans (C-300 through C-304, C-40 through C-404) for clarity.

Sheet C-300

1. The text overwrites for the proposed building and existing structures to remain should be corrected.
Response: Text overwrites have been corrected.

Sheet C-301

1. The ADA detectable warning strips should be added to the legend or called out on the plans as typical.
Response: Detectable warning strips have been called out on the plan as requested. Please note many crossings are raised as previously noted.

Sheet C-302

1. There are a few parallel parking stalls called out with a 7.99' width. These spaces should be corrected to be the minimum 8' x 22' as specified in the redevelopment plan.
Response: Parking spaces have been corrected to be 8' x 22'.
2. The step backs for building B3 should be called out as typical and to refer to the architectural drawings.
Response: Callouts for building step backs have been revised.
3. Additional signage and traffic control should be added for the traffic circle southeast of building B3.
Response: Additional traffic markings will be coordinated with the project traffic engineer and added to the drawings as needed under separate cover.

Sheet C-303

1. The sign legend is missing the symbols for the proposed signs on this sheet. The sign symbols themselves are also missing on the plan view.
Response: Sign legend has been revised to show all proposed signs as requested.
2. Additional dimensions of the turn-around area south of building B4 should be added to this sheet.
Response: Additional dimensions have been added to the plan.
3. The step backs for building B4 should be called out as typical and to refer to the architectural drawings.
Response: Callouts for building step backs have been revised.
4. Dimensions for the recreational pier should be added to this sheet.
Response: Dimensions for the recreational pier have been added to this sheet as requested.

Sheet C-304

1. Signage should be added to the crosswalk to the northeast of building B5.
Response: Signage has been added as requested.
2. A stop sign should be added to the east bound lanes for the site access from Avenue A.
Response: Intersection improvements will be coordinated with the traffic engineer and the City of Bayonne. Any changes to this area will be submitted under separate cover.
3. The Applicant should clarify the limits and improvements to be completed on Avenue A, south of the proposed secondary entrance. The proposed curb line does not tie into the existing curb and it seems like off-site features could be affected (utility poles, etc.).
Response: Intersection improvements will be coordinated with the traffic engineer and the City of Bayonne. Any changes to this area will be submitted under separate cover.

General Grading and Drainage Comments

1. Additional grading information and detail should be provided on the grading sheets.
Response: Additional grading information and detail has been provided. Note that additional grading information will be added as the drawings advance further into construction documents for each specific phase.
2. Spot shots should be added to the grading plans as to better define the grading design intent and drainage patterns.
Response Additional spot shots have been added to the plans. grading information and detail has been provided. Note that additional grading information will be added as the drawings advance further into construction documents for each specific phase.
3. Additional grading shots should be added within the sidewalks to confirm compliance with ADA regulations.
Response: It is the intent for sidewalk areas to be ADA complaint and additional grading shots have been added to clarify.
4. The 'Grading and Drainage Plan Notes' are cut off in the middle of note #18. The notes should be revised as to include all applicable notes.
Response: Grading and Drainage notes have been added as requested.
5. The Applicant should confirm the elevations of the various overflow grates for the bioretention basins as some are located at the ground level and others are located above the ground.
Response: Overflow grate elevations have been added as requested.
6. The grading tie-ins along the property limits should be confirmed as in some places the tie-in to existing grade does not seem to be met.
Response: Grading tie ins have been reviewed and adjusted as needed. Please note that grading in the southwest corner of the site has been designed to meet proposed grades of the development to the south (Block 301.01 Lot 1) per coordination with the site engineer for that project. Grading of this area will be reviewed prior to construction and adjusted if required based on the existing conditions at that time.
7. The plans should indicate where the roof runoff for each building is being conveyed.
Response: We will coordinate with the project architect to indicate location of roof leaders and stormwater tie ins as needed. This will be provided under separate cover.
8. The under drains for the permeable pavers and asphalt pavement should be shown on the grading and drainage plans per the detail sheets.
Response: Underdrains will be further detailed and provided under separate cover.

Sheet C-401

1. Storm Manhole 111 is missing the 15" invert in from the label.
Response: Missing invert has been added to plan.
2. Spot shots should be added along sidewalks and in flat areas to ensure positive drainage.
Response:
3. There is grading outside of the property limits on this sheet. It should be confirmed that agreement with the adjacent property owner is being completed for the off-tract improvements.
Response: Grading has been revised to be within the property limits with the exception of the area along Block 300 Lot 2 which is owned by the City of Bayonne. Emergency access route through this area has been added to the site plans as requested by the City of Bayonne.
4. Various contours on this sheet are missing labels and should be updated.
Response: Missing contour labels have been added to the plan.
5. The elevation 23 contour within the median of the connection to Avenue A on the bottom of this sheet seems incorrect and should be modified as needed.
Response: Grading revisions to this area will be prepared in coordination with intersection improvements as discussed in prior comment responses above (Sheet C-301 Comment #2 and Comment #3). Any changes to this area will be submitted under separate cover.

6. Spot shots should be added near the rail crossing as to ensure proper grading design. The elevation 23 contour northwest of the crossing seems to be too close to the 22 contour within the road.
Response: Grading revisions to this area will be prepared in coordination with intersection improvements as discussed in prior comment responses above (Sheet C-301 Comment #2 and Comment #3). Any changes to this area will be submitted under separate cover.

Sheet C-402

1. The label for the storm manhole east of Storm Manhole 109 is cut off.
Response: The label for the storm manhole has been moved.
2. The invert of the 18" RCP pipe entering the structure noted above is not listed within the label.
Response: The invert for the 18" pipe has been added to the plan.
3. The label for the type "B" inlet east of Storm Manhole 109 is cut off.
Response: The label for the inlet has been moved.
4. The pipe between Storm Manhole 110 and Manhole 109 is not labeled.
Response: Pipe label has been added to the plan.
5. The pipe between Type "E" Inlet 126 and Storm Manhole 109 is not labeled.
Response: Pipe label has been added to the plan.
6. There should be no invert in listed for Inlet 126. The invert out is also incorrect for this structure.
Response: Invert for Inlet 126 has been revised.
7. The pipe between Storm Manhole 108 and Manhole 109 is not labeled.
Response: Pipe label has been added to the plan.
8. The pipe system most north on this sheet is missing all of the structure information connecting the 24" RCP system to the outfall.
Response: Structure information has been added as requested.
9. The pipe connections for the pre-sloped channel drains tying into the proposed drainage system should be labeled.
Response: Pipe connections have been labeled.
10. Based on the grade change, it seems that there should be steps within the walkway to the northwest of building B3. The Applicant should confirm as there is a large grade change in this location.
Response: Plans have been revised to show steps within the walkway.
11. Just to the north of the area described above, there also is a stretch of sidewalk which seems to be running at a 20% slope. This should be revised to better accessible.
Response: Plans have been revised to show steps in this area. Additionally, grading has been revised in accordance with the step design.

Sheet C-403

1. The label for Storm Manhole 114 invert in is incorrect.
Response: Invert for storm manhole 114 has been revised.
2. The pipe between Overflow Grate 138 and Storm Manhole 103 is not labeled.
Response: Pipe label has been added to the plan.
3. The pipe between Type "E" Inlet 135 and Storm Manhole 106 is not labeled.
Response: Pipe label has been added to the plan.
4. The invert out for Type "E" Inlet 135 is not shown.
Response: Invert for Inlet 135 has been added to the plan.
5. Additional grading information is required within the drive aisle between buildings B3 and B4.

Response: Plan has been revised to show additional grading information between buildings B3 and B4.

6. The proposed grading on the southwest of the turn-around area does not seem to tie into existing grade. This should be revised, and additional existing topo may be needed for the adjacent lot.

Response: Grading is shown in coordination with site plan application for development on Block 301.01, Lots 1 & 6. Grading in this area to be reevaluated and revised as needed prior to construction in coordination with Site Engineer.

Sheet C-404

1. The pipe label for the pipe connecting Overflow Gate 131 and Overflow Gate 132 should be moved to avoid the overwrite.

Response: The pipe label has been moved.

2. The invert in for Overflow Gate 131 is incorrect and should be updated.

Response: The invert for overflow gate 131 has been revised.

3. For Storm Manhole 113, the invert in listed to the north is incorrect.

Response: The invert for storm manhole 113 has been revised.

General Utility Comments

1. All utility work to be coordinated with the appropriate utility company to ensure proper installation and sizing per the notes on the utility sheets.

Response: Comment noted.

2. All utility work proposed on lands owned by the City of Bayonne shall be coordinated with the City and all necessary license agreements, indemnification and insurance requirements shall be satisfied prior to conducting work. Any City property disturbed by the proposed work shall be restored to the satisfaction of the City Engineer.

Response: Comment noted.

3. Those portions of the proposed water mains that will ultimately serve as part of the City's distribution loop (if any) shall be dedicated to the City of Bayonne and an entry and maintenance easement shall be granted. Determination of the public nature of any water loops shall be made by the City Engineer in consultation with Suez.

Response: Comment noted.

4. It is noted that the gas main shall be sized, and material determined by PSE&G. Applicant shall coordinate with PSE&G.

Response: Comment noted.

5. There are a number of sanitary sewer structures which do not incorporate the 0.10' drop within the structure. This should be updated to be consistent with the other structures on the site and to ensure positive flow.

Response: Sanitary sewer structures which do not incorporate the 0.10' drop have been revised.

6. Gas main connections to the proposed buildings should be called out and noted.

Response: Gas main connections to the proposed buildings have been called out.

7. Water service connections to the proposed buildings should be shown and detailed.

Response: Water lateral connections have been added to the plan.

8. Additional water main call outs and notes should be added to the design plans regarding wet taps, main sizing, etc.

Response: Additional water main callouts have been added as requested.

9. Additional notes should be added to the utility sheets so that there is at a minimum one typical note per utility on each of the utility plans.

Response: Utility notes have been added to the utility sheets.

10. All required sanitary sewer cleanouts should be shown on the plan set.

Response: Sanitary cleanouts have been added to the plans.

11. All required water valves should be shown on the plan set.
Response: Water valves have been added to the plans.
12. Any required utility notes should be added to the utility plan sheets.
Response: Utility notes have been added to the utility sheets.

Sheet C-501

1. The sanitary sewer lateral connection shown for existing building B1 should be noted on this sheet with size, slope, etc.
Response: Please note sanitary lateral for existing B1 is existing. Notes have been added to plan to field locate existing lateral and evaluate for reuse prior to construction.
2. The Applicant should clarify is the combined sewer system on this sheet is to remain and that the City's right to maintain the system are preserved.
Response: Proposed improvements have been designed to allow for existing combined sewer system to remain in place. Note this project does not tie into the combined sewer main and rather has separate storm system on site and will drain to two (2) new separate storm outfalls.

Sheet C-502

1. The sanitary lateral which is servicing building B3 does not have any cover and is running too shallow. This lateral connection should be revised.
Response: Sanitary lateral connection has been revised.
2. The sanitary lateral which is servicing building B2 does not have any cover and is running too shallow. This lateral connection should be revised.
Response: Sanitary lateral connection has been revised.
3. The rim elevation for Sanitary Manhole – Structure – (38) is incorrect and should be revised.
Response: Sanitary Manhole rim elevation has been revised.
4. The pipe connecting Sanitary Manhole – Structure – (1) and Sanitary Manhole – Structure – (38) is not labeled.
Response: Pipe label has been added to the plan.

General Lighting Comments

1. The lighting plans should be updated so that the light symbols have the light type next to the symbol as to be able to tell which light is which as the symbols are used for multiple light types. Without the type next to the fixture, it is difficult to confirm the lighting qualities shown on the plan set.
Response: Lighting plans have been revised to show the light type next to the symbol as requested.
2. There are multiple locations in which the light fixtures are located within a sidewalk. The plans should be revised so that the lights are located outside of the sidewalk as to ensure there is enough clear room for residents to utilize the walkways correctly.
Response: Lighting locations will be reviewed and revised if required under separate cover.
3. Additional grid points should be added to the lighting design as to show the isolux calculation within the grassed areas to ensure adequate lighting.
Response: Additional lighting information will be added to accessible grassed areas under separate cover.

General Soil Erosion and Sediment Comments

1. Matrix defers to the Hudson-Essex-Passaic Soil Conservation District for any additional comments on this sheet or plan set.
Response: Comment noted.
2. The proposed layout, grading, and stormwater conveyance system should be shown on this plan sheet to ensure proper erosion protection is being placed for the development.
Response: Comment noted. Proposed layout, grading and stormwater conveyance system has been added as requested.
3. It should be confirmed if there are any existing inlets located within Avenue A which could be subject to erosion. If so, inlet protection should be shown for these existing inlets.
Response: Plan has been revised to show inlet protection on existing inlets located within Avenue A.

Sheet C-811

1. The plan set seems to show additional existing features on-site than those shown on this sheet. This plan should show all existing features as to differentiate what shall remain, if any.
Response: Plan has been revised to show all existing features.

General Detail Comments

1. Sewer and Water Connection details shall be reviewed by the City Engineer and Suez.
Response: Comment noted.
2. Gas, Electric, Cable and Telephone details shall be provided and reviewed by the appropriate agency.
Response: Comment noted.
3. All sanitary details shall be consistent with City requirements.
Response: Details have been revised to comply with the Bayonne MUA details and standards.
4. Additional ADA ramp details should be provided.
Response: ADA ramp details will be added under separate cover once final locations and ramp types have been determined as drawings are advanced.
5. The details within the site plan should be revised to reflect Bayonne City standards and not Jersey City.
Response: Details have been revised to reflect City of Bayonne standards.
6. Revetment details for the waterfront improvements should be provided.
Response: Please find enclosed structural drawings for coastal elements that was submitted as a part of the NJDEP Waterfront Development Permit Application package.
7. Additional details may be required for the domestic and fire water service connections to the buildings depending on the sizes.
Response: Comment noted.

Sheet C-902

1. The Typical Concrete Sidewalk detail should be revised to show the proper vertical concrete curb dimensions.
Response: Concrete sidewalk detail has been revised to comply with the City of Bayonne's details and standards.
2. The Pipe Bollard detail should specify if shop drawings or structural engineering design is needed.
Response: Notes have been added to pipe bollard detail to specify shop drawing review.

3. The Bollard Light and Footing detail should specify if shop drawings or structural engineering design is needed.
Response: Shop drawings or structural engineering design is not required.
4. The site plans should specify where the Retaining Wall detail is required, or the detail should be removed from this sheet.
Response: Retaining wall has been called out on the plans.

Sheet C-903

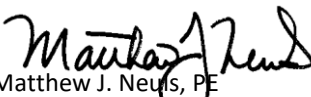
1. Details for the sanitary sewer and water main construction should be revised to comply with the Bayonne Municipal Utilities Authority details and standards.
Response: Details have been revised to comply with the Bayonne MUA details and standards.
2. Type A Inlet detail should be added to the plans.
Response: Type A Inlet detail has been added to the plans.

Sheet C-904

1. The site plans should be revised to show where the headwall detail is proposed, or the detail should be removed from this sheet.
Response: Site plans have been revised to show location of proposed headwall.
2. The site plans should be revised to show where the Tideflex 37G Inline Backflow Preventor is proposed.
Response: Backflow preventor has been added just upstream of proposed stormwater outfalls.

We trust you will find the above information and the attached documents in order. Please feel free to contact the undersigned at 201.297.4205 or via email to mneuls@dresdnerrobin.com if you should have any questions or require any additional information regarding this matter.

Sincerely,
DRESDNER ROBIN


Matthew J. Neuls, PE
Senior Project Manager

Cc: Michael Miceli, Prime and Tuvel Attorneys at Law