

July 9, 2026

City of Bayonne Planning and Zoning Division
630 Avenue C
Bayonne, New Jersey 07002

Attn: Alicia K. Losonczy, Planning / Zoning Board of Adjustment Administrator

RE: First Engineering Review: P-26-002
Preliminary and Final Major Site Plan Approval
Owner/Applicant: Peninsula View Urban Renewal, LLC
75-87 East 31st Street
Block 411, Lot 2.01
City Of Bayonne, Hudson County, New Jersey

Dear Ms. Losonczy:

This correspondence provides a first engineering review of the above-referenced application, which is seeking Preliminary and Final Site Plan Approval for a proposed multi-family residential development.



1 3D VIEW LOOKING FROM SOUTH COVE COMMONS
SCALE: NOT TO SCALE

SUBMITTED DOCUMENTS

The following documents have been submitted in support of the application:

1. Completed Application Form Dated January 9, 2026
2. Completed Application Checklist

3. Statement of Application
4. City of Bayonne Tax Map
5. Tax payment certification
6. A certified List of Owners within 200 feet of the Property – Dated June 2, 2025
7. Site Photos
8. Planning Board Resolution P-18-012 for General Development Plan (GDP) approval.
9. Traffic Impact Study prepared by Stonefield Engineering and Design, LLC dated December 22, 2025
10. Water Demand & Sanitary Flow Calculations prepared by Stonefield Engineering and Design, LLC dated December 5, 2026
11. Boundary and Topographic Survey Titled “*Boundary and Topographic Survey Map of Survey of Tax Map Lot 2.01, Block 411 75-87 East 31st Street, City of Bayonne, County of Hudson, State of New Jersey,*” prepared by Stonefield Engineering and Design, LLC, last revised October 17, 2025.
12. Environmental Impact Statement by Stonefield Engineering, LLC dated December 5, 2025.
13. Stormwater Management Report by Stonefield Engineering, LLC dated December 22, 2025.
14. Site Plans Titled “*Amended Preliminary & Final Major Site Plan for Peninsula View Urban Renewal, LLC Proposed Multi-Family Residential Building, Block 411, Lot 2.01, 75-87 East 31st Street, City of Bayonne, Hudson County, New Jersey*” prepared by Stonefield Engineering, LLC , last revised December 22, 2025.
15. Architectural Plans entitled “*Preliminary and Final Site Plan – Peninsula View, 75-87 East 31st Street, Bayonne, New Jersey 07002*” prepared by MHS Architecture last revised December 22, 2025.
16. Deed Packet
17. Completeness Package from City of Bayonne dated April 17, 2026.

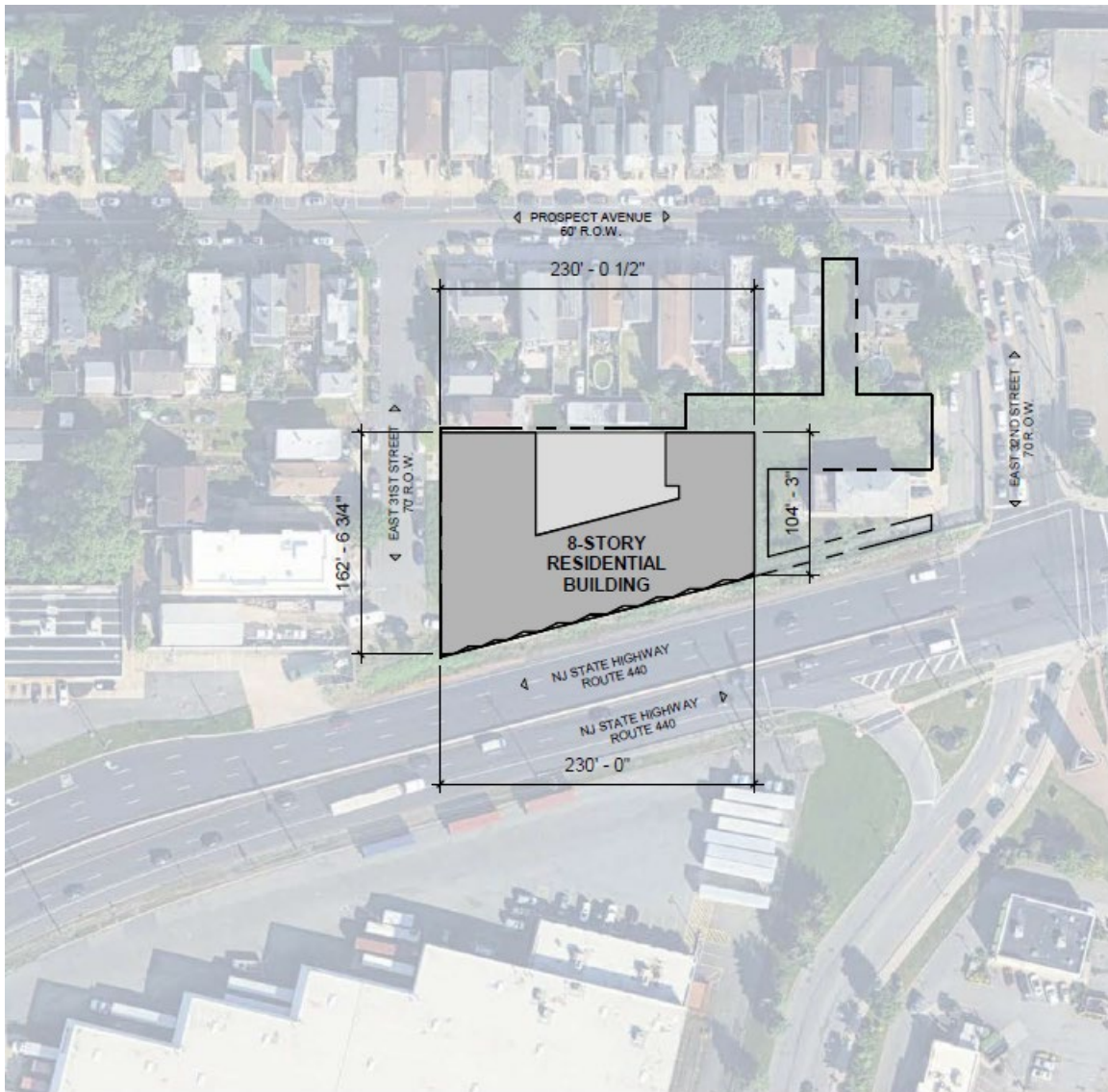
REFERENCE DOCUMENTS

“Determination of Area in Need of Redevelopment and Amended Redevelopment Plan (Penn View), City of Bayonne Division of Planning & Zoning Department of Municipal Services, June 14, 2016

Resolution Planning Board City of Bayonne, Peninsula View Urban Renewal, LLC, P-18-012, General Development Plan (GDP), September 11, 2018.

SITE LOCATION

The project Site is bound by East 31st Street, East 32nd Street and Route 440. It is designated as Block 411, Lot 2.01, a.k.a. 75-87 East 31st Street. See image below.



2 **SITE MAP**
SCALE: 1" = 100'-0"

WATERMEN EVALUATION

GENERAL

1. The List of Property owners within 200' of the property is dated June 2, 2025. An updated list shall be provided and reflected on any applicable drawings.
2. The Water Demand & Sanitary Flow Calculations, the environmental impact statement and site plans do not include any three-bedroom units, yet there are three-bedroom units shown on the architectural plans. These errors should be remedied by the Applicant prior to the hearing and the Applicant shall provide testimony concerning any changes to the conclusions of the submitted reports.
3. The Applicant is proposing a lawn area / dog run for the space between lots 10.01 and 12. Watermen recommends that this area include additional improvements, including but not limited to a sidewalk, fencing, lighting, etc. Applicant shall collaborate with the Board Engineering and Planner to develop and open space improvement plan for the area and provision of security measures.
4. Watermen defers to the Planning Board Planner's review on all architectural matters related to the proposed building.

ZONING & BULK STANDARDS COMPLIANCE

1. The zoning tables shall be modified to include a footnote indicating the title and date of the governing Redevelopment Plan (RDP).
2. The Applicant defines an average site grade of 22.0 feet as the basis for measuring height. Applicant to provide testimony on the determination of this value and how it meets the 90-foot maximum height allowance of the RDP.
3. The site plans and architectural plans shall be coordinated to reflect the correct number and type of units. The Site Plans are assumed to govern.
4. Applicant is requesting a waivers, variances, and/or design exception for the following. See Waivers/Variance/Design Exceptions section of this report for discussion of these issues.
 - a. Number of proposed curb cuts on East 31st Street.
 - b. Vehicular access to parking structures from East 32nd Street.
 - c. Off-street surface parking
 - d. Main entrance onto a public street.
 - e. Maximum retaining wall height.
 - f. Parking structure screening requirements.
 - g. Maximum illumination at the property line.

SITE PLANS

1. On Sheet C-4 there is a set of proposed concrete steps to a proposed lawn area / dog run. Stairs shall be replaced with an ADA ramp.
2. The proposed building lies adjacent to the northern property line where existing conditions likely include sheet flow of stormwater onto the subject property. The new building will “receive” the sheet flow runoff. Therefore, the site plan should include a collection and conveyance system.
3. Applicant’s Stormwater Report states that no onsite stormwater storage is required as system is directly tied to the Tidal Hudson River. Applicant shall provide proof of this assertion. Specifically – that the connection to the municipal system is directly tied to an outfall without any intervening inlets. Further, the Applicant shall demonstrate that the existing conveyance system has adequate capacity to accommodate the proposed stormwater volume, with no effect upon upstream or downstream components of the system. If the Applicant cannot satisfy these conditions, onsite detention will be required.
4. The drainage pipe discharging onto East 32nd Street appears undersized at 12”. RSIS requires a minimum 15” pipe diameter. Applicant to review pipe sizing and submit design calculations for sizing the stormwater piping.
5. Applicant proposes to connect to an existing sanitary manhole on E 31st Street. Applicant to show existing sanitary sewer pipes in the roadway and depict the next downstream manhole with inverts after the connection point.
6. Applicant proposes a domestic water service connection on E 31st Street. Applicant to confirm if this also to be utilized for fire flow.
7. Applicant shows a proposed soil stockpile area in the narrow piece of land between two existing homes on Block 411, Lots 10.01 & 12. We recommend not using this area between these homes for soil stockpile area due to the proximity to existing homes. Alternatively, limitations on stockpile offset and heights should be prescribed and robust dust control shall be implemented.
8. The Applicant’s construction activities will occur within a residential area that will require that through traffic be maintained through the active construction area. The Applicant shall prepare a construction logistics plan for review and approval.
9. The Applicant shall supplement the Site Plan with spot grades that are sufficient enough in density to demonstrate ADA compliance.
10. Measures to protect pedestrian safety at garage entrances shall be specified and provided on the plans.
11. The Applicant should be required to mill and pave E. 32nd Street from Prospect Avenue to the cul-de-sac.

12. Streetscape for the portions of the project adjacent to E. 31st Street and E. 32nd Street shall include ornamental street lighting and street furniture pursuant to the RDP requirements. Fencing along a portion of E. 32nd Street shall be considered.
13. The Applicant shall submit an engineering evaluation of the E. 32nd Street retaining wall and be responsible to construct any recommended improvements that are not the responsibility of NJDOT.
14. The Redevelopment Plan refers to the City Ordinance requirements for loading zones. Applicant to provide testimony on how they intend to meet this ordinance or if they are requesting a design waiver.

TRAFFIC EVALUATION

1. Applicant to supply the calculations performed to develop the weekday morning and weekday evening peak hour trip generations under the 2077 Build Condition. Applicant to provide testimony on the trip counts and impact to E31st Street and E32nd Street.
2. Applicant to provide turning radius exhibits and testimony on ability to make the right run out of the property onto E32nd Street based on existing typical traffic at the E32nd Street and Route 440 intersection. Turning radius exhibits should consider both emergency access and typical package deliveries.

VARIANCE / DESIGN WAIVER EVALUATION

Requested Deviations

1. Applicant is proposing 2 curb cuts along E 31st Street where 1 is allowed per redevelopment plan.

Watermen recommends granting of this deviation.

2. Applicant is proposing vehicular access to parking structures from East 32nd Street.

Watermen conditionally recommends granting of this deviation, subject to satisfaction of submittals required herein – including a vehicle turning plan and testimony concerning the Traffic Report findings.

3. Applicant is proposing two off street parking spaces where none are permitted.

Watermen recommends that these spaces either a) be eliminated, or b) be adequately screened in accordance with the RDP.

4. Applicant proposes its main entrance at a location that is offset from 32nd Street.

Watermen conditionally recommends granting of this deviation, subject to granting of deviation request #1 (above).

Requested Variances

1. Applicant is proposing retaining walls with heights that exceed the maximum 4 foot specified in the RDP.

Watermen recommends granting this variance.

2. Applicant is proposing two surface parking spaces that are not screened from the street or adjoining residential properties.

Watermen conditionally recommends granting of this variance, subject to adequate screening of the parking from the adjoining residential properties, which can be achieved by architectural fencing.

Requested Design Exceptions

1. Applicant is proposing two surface parking spaces that are not screened from the street or adjoining residential properties.

Same as Item 2 (above).

2. Applicant is proposing illumination of up to 5.4 FC along E. 31st Street that exceeds the maximum allowable intensity of 1 FC.

The proposed exceedances are immediately at the face of the proposed building and do not extend beyond the proposed sidewalk. Watermen recommends granting this exception.

3. Applicant is proposing vehicular access to parking structures from East 32nd Street.

Watermen conditionally recommends granting of this deviation, subject to satisfaction of submittals required herein – including a vehicle turning plan and testimony concerning the Traffic Report findings.

4. Applicant is proposing two off street parking spaces where none are permitted.

Watermen recommends that these spaces either a) be eliminated, or b) be adequately screened in accordance with the RDP.

5. Applicant proposes its main entrance at a location that is offset from 32nd Street.

Watermen conditionally recommends granting of this deviation, subject to granting of deviation request #1 (above).

RECOMMENDED HEARING TESTIMONY

Watermen recommends that the Applicant provide testimony at the Planning Board Hearing with regard to the following topics.

1. Public Spaces

The Applicant shall provide testimony concerning the following:

- Programming, security, and maintenance of the proposed lawn area / dog run.
- Streetscaping along E. 32nd Street and its service road.
- Pedestrian crossings of E. 32nd Street
- Maintenance of cul-de-sac landscaping.

2. Construction / Phasing

The Applicant shall provide testimony concerning any staging areas necessary for construction, and any means/methods that will be employed to minimize disruption to adjoining traffic and residential properties.

3. Emergency Access

The Applicant shall provide testimony concerning the incorporation of emergency access within the site.

4. Parking and Circulation

The Applicant shall provide testimony as specified herein, including the operation of the E. 32nd Street driveway, general impacts to traffic in the area, impacts to the functioning of the traffic signal at E 32nd Street and Route 440, ADA compliance, and general traffic impacts of the project.

5. Signage

Any building signage that is proposed should be discussed, including proposed signage lighting.

6. Landscaping & Lighting

Applicant should give testimony on the following:

- Light levels at 31st Street and onto the adjacent residential properties.
- Proposed streetscape improvements.
- Proposed use and maintenance of retaining wall planters.

RECOMMENDATIONS FOR CONDITIONS OF APPROVAL

Should the Board consider granting approval, I recommend the following conditions in addition to preserving all conditions of approval associated with prior approvals.

1. Satisfaction of all testimony, additional information, and plan revisions recommended herein.
2. Approval of the City of Bayonne Fire Official, including consideration of fire fighting access and special provisions for high capacity sprinklers at EV spaces.
3. Evidence of a private hauling contract for refuse generated from building operations. Public hauling will not be provided.
4. Posting of Performance Guarantees and Inspection Fees in the amount determined by the City Engineer.
5. Coordination with Bayonne Police Department's Traffic Control Unit and submittal of Maintenance and Protection of Traffic Plans for any proposed road closures or temporary traffic modifications.
6. Approval of the City, Veolia and PVSC for all water and sewer connections
7. Evidence of all other Federal, State, NJDOT and Local approvals that are required.
8. Evidence of an NJDEP Bureau of Safe Drinking Water permit is required as project includes more than 50 units.
9. In the event that plans are modified to accommodate other regulatory authorities' requirements, the Applicant shall submit revised plans and reports reflecting those changes. The Board and its professionals will decide how any changes will be reviewed and approval will be processed (e.g., administrative modification or formal site plan modification), which shall be a condition of resolution compliance.
10. The Applicant shall submit all proposed easements, licenses, or other agreements acceptable to the City of Bayonne and to the Board Attorney for review and approval before recording of same.
11. The Applicant shall pay for all costs associated with excavating in the public right of way, including handling and disposal of contaminated soils and groundwater encountered in the excavation.
12. The Applicant shall enter into an operations and maintenance agreement for the stormwater system, to the satisfaction of the City Attorney.



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Respectfully,
WATERMEN, LLC



Andy Raichle, PE
President