

5 February 2019

Mr. Robert Schenkel
Senior Director of Development
LEG-BP Bayonne Owner LLC
c/o Lincoln Equities Group
One Meadowlands Plaza, Suite 803
East Rutherford, New Jersey 07073
rschenkel@lincolnequities.com

Re: Revised Acoustical Evaluation of Proposed Earthen Berm
Proposed Bayonne Logistics Center
Bayonne, New Jersey
LSG&A File: 2018041

Dear Mr. Schenkel:

Lewis S. Goodfriend & Associates (LSG&A) has completed an evaluation of the proposed earthen grassed berm and sound attenuation barrier for the proposed Bayonne Logistics Center (Project) in Bayonne, New Jersey. LSG&A conducted the analysis for ground level residential property line and first floor receivers (i.e., 5 feet above grade) of the existing Harbor Pointe Apartments and potential future residential structures immediately to the east (Atlantic Realty Development and Bayonne Bay East Development). LSG&A understands that the purpose of this evaluation is to determine whether sound emissions from proposed trucking movements at the Project site would comply with the sound level limits of the New Jersey Department of Environmental Protection (NJDEP) noise regulation, and the requirements of the City of Bayonne specific to this project, at these ground level receivers. The NJDEP noise regulation limits the A-weighted¹ sound levels produced by a commercial facility, when measured at or within a residential property line, to the following sound levels:

Daytime	(7:00 A.M. -to- 10:00 P.M.)	–	65 dB(A)
Nighttime	(10:00 P.M. -to- 7:00 A.M.)	–	50 dB(A)

¹A-Weighting, noted as dB(A), is a standardized sound level meter setting having a frequency characteristic similar to the human ear/brain frequency sensitivity and, therefore, provides an overall sound level measurement that correlates with how humans perceive sound.

LSG&A understands that The City of Bayonne has a noise level limit as part of the Peninsula at Bayonne Harbor Redevelopment Plan (Section 2.20, Additional Requirements). These limits are identical to the NJDEP regulations and are specifically applicable to the area south of Memorial Boulevard between Flagship Street and the eastern edge of Block 830, Lot 1.05 of the City of Bayonne Tax Maps.

LSG&A conducted the acoustical evaluation utilizing drawings CG111 and CG112 as provided by Langan, dated 25 January 2019. A partial rendering of these drawings is provided as Figure 1 at the end of this letter. LSG&A conducted a modeling analysis of the proposed earthen berm utilizing SoundPLAN acoustical modeling software. The software is designed to take into account spreading losses, ground and atmospheric effects, shielding from terrain, barriers and buildings, and reflections from surfaces. The approximately 625 foot long barrier on the west end of the berm was built into the model as a 16 foot tall barrier. Estimated sound emissions data and source emission heights for typical tractor trailer trucks on the Project roadway were utilized, along with the elevation data as provided in the above referenced drawings. Model receptors were placed at multiple locations along the existing and proposed buildings and property line at 5 feet above grade.

The berm elevations as proposed in Figure 1, including the proposed 16 foot tall, 625 foot long barrier at the western edge of the berm, were found to be sufficient to reduce typical truck movement sound levels to below the NJDEP nighttime regulations for ground level residential property line and first floor residential receivers.

LSG&A's analysis included sound emissions data for a typical truck under moderate acceleration, with a sound level of 65 dB(A) at 50 feet. Sound levels will vary depending on the type of truck, load, speed, and truck condition. Additionally, the analysis only included trucks operating behind the berm/barrier relative to the existing Harbor Pointe Apartments, proposed Atlantic Realty Development, and proposed Bayonne Bay East Development. Lastly, this analysis was conducted to determine compliance with the overall 50 dB(A) nighttime limit for ground level receivers at the residential property line and the first floor of the nearest existing and proposed residential structures.

Bayonne Logistics
Acoustical Evaluation

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I trust that this information is sufficient for your present needs. Please call if you have any questions regarding this preliminary report.

Very truly yours,

LEWIS S. GOODFRIEND & ASSOCIATES



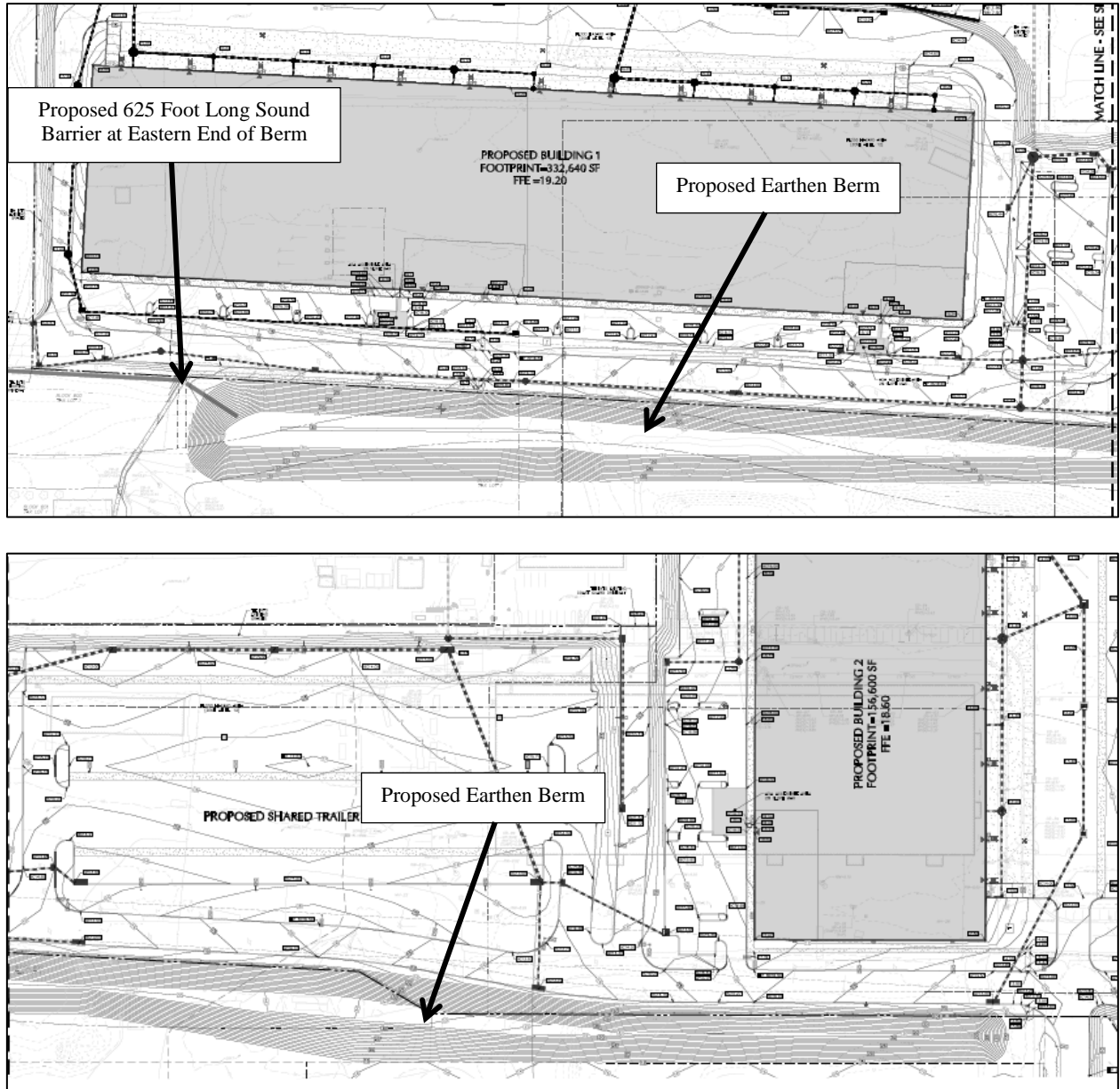
Anthony Agresti, INCE
Project Manager

ACA:aca

Enclosures

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Figure 1 – Proposed Earthen Berm, Langan Drawings CG111 and CG112, Dated 25 January 2019, Bayonne Logistics Center, Bayonne, New Jersey.



All Locations Approximate
Not to Scale
Not for Construction