

May 12, 2021

VIA FEDEX

City of Bayonne
Division of Planning & Zoning
Attn: Alicia K. Losonczy, Planning Board Secretary
Municipal Building
630 Avenue C
Bayonne NJ 07002

Re: P-21-007
Adam A. Enterprise LLC
1207-1211 JFK Boulevard; Block 24, Lots 2 and 3
Our Matter No. 30871-1

Dear Ms. Losonczy:

Thank you for your letter of May 3, 2021 to Matthew Posada. As I told you on the telephone, I am filling in for Matt while he is out on family leave.

In response to the Certificate of Completeness Review, both I and Carl Jenne, the engineer for the project, have reached out to Robert Russo by email and telephone messages. We have not yet connected with Mr. Russo, but I did not want any more time to go by without responding to the incomplete determination.

With respect to checklist item IV 12, as instructed, enclosed please find two hard copies each of the 3D rendering discussed at the TRC meeting and the 2D color rendering of the roof plan discussed at the TRC. I will also send you an email copy of this letter with electronic versions of both renderings.

With respect to checklist items I 9, I 13, II 9, and II 11, we hereby request waivers with respect to the inclusion of these items on the plans and the Environmental Assessment Report at this time. The project is a redevelopment of a previously developed lot. No significant changes of grade are proposed. No environmentally sensitive areas are in the vicinity of the site. We respectfully suggest that the plans as submitted are sufficiently detailed to permit an evaluation of the project and that any missing details can be added as a condition of approval.

We would like to stay on track to be included on the Board's agenda for the upcoming meeting in June. I would also appreciate your confirming that you prefer to receive 2 hard copies, rather than 20 copies, of any future submissions, together with electronic versions via email.

Thank you for your assistance and cooperation. If you have any questions or comments, please call me.

Very truly yours,



Sean Monaghan

cc: Robert Russo, P.E.
Mr. Adam Alter
Carl Jenne, P.E.
Matthew Posada, Esq.