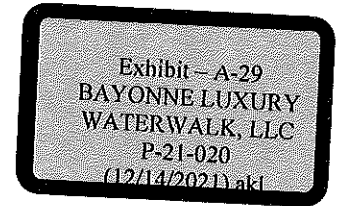


SILLS CUMMIS & GROSS

A PROFESSIONAL CORPORATION

The Legal Center
One Riverfront Plaza
Newark, New Jersey 07102-5400
Tel: 973-643-7000
Fax: 973-643-6500



Matthew P. Posada
Associate
Direct Dial: (973) 643-2409
E-mail: MPosada@sillscummis.com

February 9, 2022

VIA Federal Express

Attention: Alicia K. Losonczy
Planning / Zoning Board of
Adjustment Secretary
City of Bayonne
Division of Planning and Zoning
630 Avenue C
Bayonne, NJ 07002

**Re: Bayonne Luxury Waterwalk, LLC
Preliminary and Final Site Plan & Minor Subdivision Application
219 W 5th Street, City of Bayonne, New Jersey Block 301.01 / Lots 1 & 6 /
Zone- Redevelopment Plan Block 301.01, Lots 1 & 6 219 W 5th Street
Redevelopment Plan**

Dear Ms. Losonczy:

As you are aware, this firm represents Bayonne Luxury Waterwalk, LLC (the "Applicant") in connection with the application for Preliminary and Final Site Plan Approval & Minor Subdivision Approval (the "Application"). The Application is for the property located at 219 W 5th Street, which property is designated as Block 301.01, Lots 1 & 6, on the official tax map of the City of Bayonne (the "Property"). In connection with the Application, enclosed herewith please find the following:

1. Four (4) full-size signed and sealed civil plans, entitled "Preliminary and Final Major Site Plan for Bayonne Luxury Waterwalk, LLC," prepared by Ahmad Tamous, P.E., of Bohler Engineering NJ, LLC, last revised January 24, 2022;
2. Four (4) full-size signed and sealed architectural plans with photographs of the Property, entitled "180 Unit Residential Building," prepared by Christiano Pereira, RA, of CPA Architecture, dated March 19, 2021, last revised December 22, 2021;

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City of Bayonne
Attention: Ms. Losonczy
February 9, 2022
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3. Four (4) signed and sealed sets of the "Stormwater Management Report," prepared by Ahmad Tamous, P.E., of Bohler Engineering NJ, LLC, dated March 2021, last revised December 2021;
4. Four (4) signed and sealed "ALTA/NSPS Land Title Survey," prepared by Control Point Associates, Inc., dated December 20, 2019, last revised December 22, 2021;
5. Four (4) copies of the Bohler Response Letter to the CME Report, dated November 29, 2021, and Matrix Report, dated December 12, 2021, prepared by Bohler, dated January 31, 2022;
6. Four (4) copies of the CPA Response Letter to the CME Report, dated November 29, 2021, prepared by CPA Architecture, dated December 22, 2021;
7. Four (4) copies of the CPA Response Letter to the Matrix Report, dated December 12, 2021, prepared by CPA Architecture, dated December 22, 2021;
8. Four (4) copies of the Bayonne Luxury Response Letter to the CME Report, dated November 29, 2021, prepared by Sills Cummis & Gross P.C., dated February 9, 2022;
9. Four (4) copies of the Bayonne Luxury Response Letter to the Matrix Report, dated December 12, 2021, prepared by Sills Cummis & Gross P.C., dated February 7, 2022; and
10. One (1) request for an updated Certified Property Owners List for the Property, and a certified check made payable to the "City of Bayonne" in the amount of \$10.00 representing the fee for same.

If you should require anything else from this office, please do not hesitate to ask.

Very truly yours,

/s/ Matthew P. Posada

Matthew P. Posada

MPP/
Enclosures