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A PROFESSIONAL CORPORATION

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Exhibit - A-30
BAYONNE LUXURY
WATERWALK, LLC
P-21-020
(12/14/2021) s.d.l.

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February 7, 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 Mr. Raichle:

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").

We are in receipt of your First Compliance Review of the Application, dated December 12, 2021 (the "Engineering Report"). In connection with the Engineering Report, below please find this firm's and / or the respective professionals' response to same:

General Site Plan Comments

1. Additional grading detail has been provided for sidewalks and ramps;
2. Storm profiles have been provided and can be found on Sheet C-801;

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3. The applicant will submit structural designs for all site plan elements that require evidence of structural design as a condition of approval;
4. Testimony will be provided;
5. Acknowledge and Applicant agrees to comply.
6. The plan depicts the AE Zone flood hazard limit as elevation 11 per the Preliminary FEMA Map #34017C0094E dated January 30, 2015 and based on the topography from the ALTA/NSPS Land Title Survey prepared by Control Point Associates, Inc. dated December 20, 2019, last revised December 22, 2021. The plan depicts the VE Zone moderate wave action line per the limits depicted on Preliminary FEMA Map #34017C0094E dated January 30, 2015;
7. Plans have been updated to comply with the recent Electric Charging Station Law (P.L. 2021. C.171);
8. All columnar supports for the building overhang are shown on the site plans;

Sheet C-101

1. The City approval block has been updated to be for the City Planning Board.

Sheet C-201

1. The plan has been revised to show existing topography;
2. A graphic legend has been added to the Demolition Plan;
3. The following note has been added to Sheet C-201, "All existing tanks shall be removed per applicable regulations and guidelines."
4. The plan has been revised to show the flood hazard area lines;
5. The location of the 42" pipe associated with the CSO infrastructure has been depicted on the plan. The pipe is located partially within and outside of the existing drainage easement. Per conversations with the City, the plans have been revised to remove and replace a portion of 42" pipe from the proposed retaining wall at the waterfront to the existing manhole adjacent to the property line along West 5th Street. A proposed 15' wide stormwater easement has been added to the plans.

Sheet C-301

1. The plan has been revised to label the 12 visitor parking spaces;
2. Testimony will be provided;
3. The property owner information on Sheet C-301 has been revised to be consistent with the application documents;

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4. A 5.2' dimension from the building overhand to Block 333.03, Lot 2 has been added to the plan;
5. ADA parking calculations have been added to the Parking Requirements table.
6. Testimony will be provided;
7. The following note has been added, "Refer to the proposed architectural plans entitled "Proposed Residential Building" prepared by CPA Architecture, dated March 19, 2021, last revised December 22, 2021 for the building and parking garage details and layout."
8. Multiple labels have been added noting the uses on the first floor;
9. A note has been added to the plan referring to the graphic legend on Sheet C-201;
10. Stop pavement markings and stop signage have been added to the site's exit along Block 333.03, Lot 2;
11. Building mounted stop signs have been added to both parking garage exits;
12. Stop pavement markings have been added to the western parking garage exit as well as a pedestrian crossing sign leading up to the crosswalk from both directions;
13. The walkway connection approved as part of the Bayview Development has been shown on the plans and the proposed walkway has been shown to connect at the limit of the approved walkway;
14. Additional pavement striping has been added to the plan to promote proper and safe traffic circulation;
15. Striping has been added to the plans adjacent to the roundabout to delineate the vehicular path of travel;
16. The location of the façade signs has been noted on the plan;
17. Freestanding directional signage has been added to the plan;
18. A Fire Truck Turning Plan and SU-30 Truck Turning Plan have been included as part of this resubmission;
19. The structural design of the retaining wall along the Newark Bay will be designed to withstand V-Zone conditions and the applicant acknowledges that the submission and approval of the design is a condition of approval;
20. Acknowledged. The applicant acknowledges this as a condition of approval;
21. The plans have been revised to propose a pedestrian and bicycle pathway that extends to Avenue A;
22. This issue was discussed at a pre-application meeting with NJDEP. Given the site constraints and the space available, the NJDEP would consider a minor deviation from this requirement. Bohler will coordinate with the NJDEP and provide correspondence to the City Engineer for their final review.

Sheet C-401

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1. The plan has been revised to show additional grading information and detail;
2. The grading along the northern and eastern property lines has been coordinated with the adjacent redevelopment and the elevations have been designed to tie in at those property lines;
3. Additional grading shots have been added within the sidewalks;
4. Additional grading detail has been added to the waterfront walkway and all cross slopes have been revised to be equal to or less than 2%;
5. The grate elevation for 'E' inlet #3 (now labeled as 'E' Inlet #5) has been lowered to 10.55' to create a low spot at the inlet instead of the CSO Systems manhole netting chamber.

Sheet C-402 (Now Sheet C-403)

1. The plans have been revised to show the existing CSO infrastructure.
2. The inverts for the roof leader cleanouts have been added to the plans.
3. The bioretention basin has been removed and replaced with an 18' x 18' Filterra Unit, therefore this comment is no longer applicable;
4. The design has been revised to propose an 18' x 18' Filterra Unit to handle the water quality treatment for the entire development, therefore pervious pavement is no longer required, and this comment is no longer applicable;
5. OS #1 has been removed from the plans, therefore this comment is no longer applicable;
6. OS #1 has been removed from the plans, therefore this comment is no longer applicable;
7. The existing manhole which the building sanitary sewer lateral is tying into has been noted to be replaced with a manhole frame and the rim elevation has been noted;
8. The following note has been added to Sheet C-402, "All utility work proposed on lands owned by the City of Bayonne shall be coordinated with the City and all necessary license agreement, 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."

Sheet C-501

1. The following note has been added to Sheet C-501, "Applicant to coordinate with the appropriate utility company to ensure proper installation and sizing per the notes on the utility sheets;
2. The following note has been added to Sheet C-501, "Applicant to coordinate water main and service requirements with City Engineer and Suez.";

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3. The following note has been added to Sheet C-501, "Applicant to coordinate gas main size and material with PSE&G."
4. The applicant will coordinate with the City Engineer regarding the suitability and capacity of the existing sanitary sewer main. The applicant acknowledges this as a condition of approval. An application for the sewer has been submitted and we are awaiting response from the City Engineer;
5. The applicant will coordinate the material of the domestic and fire service laterals with Suez. The applicant acknowledges this as a condition of approval. An application for the water has been submitted and we are awaiting responses from Suez;
6. Acknowledged. Callouts on the plan indicate that the contractor is to field verify the location of the existing utilities and notify Bohler if any conflicts exist;
7. The existing manhole which the building sanitary sewer lateral is tying into has been noted to be replaced with a manhole frame and the rim elevation has been noted.

Sheet C-601

1. No response is necessary.
2. The plan has been revised to show the proposed grading;
3. The plan has been revised to propose additional silt fence and filter socks around the perimeter of the site.

Sheet C-602

1. No response is necessary;
2. The detail has been revised to remove the "Note to Designer";
3. The detail has been revised to remove the "Instructions to Designer"; and
4. The detail has been revised to remove the "Instructions to Designer."

Sheet C-701

1. The mounting height for the D-1 and D-2 Fixtures has been indicated as 13' on the detail to match the luminaire schedule;
2. Acknowledged. A licensed structural engineer will sign and seal all structural aspects of the design; and
3. The foundation for the streetlight has been provided on Sheet C-903.

Sheets C-702, C-703, and C-704 (Now Sheets C-703, 704, and 705)

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1. Acknowledged. A note has been added to Sheet C-702;
2. Acknowledged. Testimony will be provided;
3. Acknowledged. Testimony will be provided;
4. Acknowledged. Testimony will be provided;
5. Plantings have been revised so as not to interfere with the existing concrete structure on the Southeast portion of the site;
6. Acknowledged;
7. The walkway connection approved as part of the BAYVIEW Development has been shown on the plans and the proposed walkway has been shown to connect at the limit of the approved walkway. The curb bump-out serving the proposed loading area does not interfere with the approved walkway of the adjacent development; and
8. Acknowledged. A trash receptacle has been provided for the walkway. See Detail Sheet C-903.

Sheet C-901-903

1. The applicant acknowledges this as a condition of approval;
2. The applicant acknowledges this as a condition of approval;
3. Pavement striping has been added to the site plans adjacent to the roundabout;
4. Traffic sign details have been added to Sheet C-901;
5. The applicant will submit structural designs for all site plan elements that require evidence of structural design as a condition of approval;
6. Freestanding traffic sign details have been added to Sheet C-901;
7. The plans have been revised to note that the existing TideFlex is to be utilized in the proposed condition and the contractor is to notify our office if the valve is to be replaced;
8. The 'E' Inlet Detail has been added to Sheet C-902;
9. A detail for the newly proposed Stormgate Vault-Diversion Structure has been added to the plan set;
10. The scour hole is no longer proposed, therefore this comment is no longer applicable;
11. The "Rip-Rap Slope Detail" has been added to Sheet C-902;
12. Column and foundation details will be provided by the Architect / Structural Engineer as a condition of approval;
13. The "Sanitary Manhole Frame and Cover Detail" has been added to Sheet C-903;
14. The "Drainage Pipe Shoring & Excavation Concept" prepared by JT Engineering will be provided under separate cover. Details for the removal and resetting of existing drainage structures will be provided as a condition of final approval;
15. The bioretention basin is no longer proposed, therefore this comment is no longer applicable;

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16. The bioretention basin is no longer proposed, therefore this comment is no longer applicable;
17. The FES / Headwell discharging to the bioretention basin is no longer proposed, therefore this comment is no longer applicable;
18. The "Gate Valve and Box Detail" has been revised to note the correct water main size;
19. The applicant acknowledges this as a condition of approval;
20. The applicant acknowledges this as a condition of approval;
21. An updated Waterfront Walkway Railing Detail has been added to Sheet C-903;
22. The bench detail has been revised to provide a concrete slab for the bench footing.

Location Survey of Buildings

1. Testimony will be provided.

ALTA / NSPS Land Title Survey

1. Testimony will be provided.
2. A digitally signed and sealed copy of the survey is included in this resubmission.

Stormwater Management Report

1. A digitally signed and sealed copy of the Stormwater Management Report is included in this resubmission;
2. The pre vs. post development drainage analysis has been added to Appendix A of the Stormwater Report;
3. The outlet structure associated with the bioretention basin is no longer proposed. The rim information for the proposed Stormwater Vault – Diversion Structure has been added to the plan and report.
4. The plans have been revised to replace the bioretention basin with an 18' x 8' Filterra Water Quality unit. The proposed Stormgate Vault is equipped with a weir that ensures the entire water quality storm is directed to and treated by the Filterra, and larger storms are bypassed directly to Newark Bay;
5. The bioretention basin is no longer proposed, therefore this comment is no longer applicable;
6. The bioretention basin is no longer proposed, therefore this comment is no longer applicable;
7. The bioretention basin is no longer proposed, therefore this comment is no longer applicable;

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8. The plans have been revised to connect the roof drains to a MH#1, which is connected to the relocated 42" pipe;
9. The narrative has been revised to state that a TC of 6 minutes was used for the pipe sizing calculations;
10. An Existing Drainage Area Map has been included in this resubmission;
11. The runoff coefficient values within the pipe calculations have been revised to be consistent with the Inlet Drainage Area Map;

Environmental Impact Study / Compliance Statement

1. Pursuant to the Phase 1 Environmental Assessment Report (Report), prepared by Independent LSRP, LLC (I-LSRP) for AE Development Group and dated November 29, 2018. As of the date of the Report, I-LSRP found three recognized environmental conditions (RECs) existing on the property (which property had been used for industrial purposes since it was developed in 1912). As to each REC, I-LSRP found that No Further Investigation was warranted;
2. A copy of the Flood Hazard Area permit application to the NJDEP has been submitted as part of this resubmission.

Traffic Impact Study

1. Testimony will be provided.

Architectural Drawings

1. Architectural plans title block has been corrected to reflect all lots.
2. Rooftop equipment is now shown on the revised plans.
3. Revised plans provide additional details to all elevation, which we believe would make it compliant to the Redevelopment Plan.
4. To clarify: The plans show a Storage Room on the second parking level with a total of 25,866 CF for tenant storage apart from closets within each unit. This Storage "Room" is subdivided into 72 individual Storage Cages, walkways, and turning areas. When averaging the entire room by 72 we are providing an average of 359 CF of storage per each Storage Cage. If only calculating the Net Storage Area of each cage, the average would be 220.0 CF per unit.
5. Signage shall comply with the Redevelopment Plan Guidelines under section 9.

Requested Waivers & Variances- Preliminary and Final Major Site Plan

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1. Agreed. Testimony will be provided for the waiver from NJ RSIS required minimum parking spaces.

Testimony / Discussion Topics

1. Acknowledged. Testimony will be provided.
2. Materials have been indicated on the Revised West Elevation and a material board will be presented during the hearing. Amenities include but are not limited to:
 - a. Two Courtyards with one Swimming Pool, Lounge Areas and other undefined program supportive of those spaces such as Outdoor Theatre, Putting Green, Bocce Court, etc.
 - b. Interior amenity spaces defined as a Club Room, a lounge, and a fitness center.
3. As per item 5 above, the application shall comply with the signage regulation within the Redevelopment Plan Guidelines under Section 9.
4. The topmost floor of the building is configured with Lofts and those are oriented towards the building elevations creating a “valley” between lofts which will conceal any mechanical infrastructure or appurtenances.
5. The building was designed with three distinct garbage rooms equipped with compactors. The containers would be moved by building management through the garage and out through the garbage room located at the eastern elevation and adjacent to the loading area. Refuse will be handled by a private hauling company.
6. Testimony will be provided.
7. Testimony will be provided.
8. Testimony will be provided.
9. The building will be fully ADA compliant. Civil shall discuss site conditions.
10. Testimony will be provided.
11. Testimony will be provided.

Recommendations for Conditions of Approval & outside Agency Approval

1. – 17. Acknowledged. Testimony will be provided.

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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/