

STONEFIELD

July 31, 2026

Alicia K. Losonczy
City of Bayonne Planning and Zoning Division
630 Avenue C
Bayonne, New Jersey 07002

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

Alicia:

On behalf of the Applicant, our office is submitting the following itemized response to the engineering comments contained within the Watermen Engineering Review Letter dated July 9, 2026. Testimony supporting these responses is to be provided during the August 11, 2026, Planning Board Hearing. Revised documents as indicated are to be submitted as part of resolution compliance.

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.*

An updated list of property owners within 200' of the property will be provided and included on the Amended Preliminary & Final Major Site Plan.

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.*

An updated Water Demand & Sanitary Flow Calculations memo will be provided. The Domestic Water Demand increases to 18,175 GPD and the Projected Sanitary Sewer Flow increases to 28,575 GPD with the proposed unit mix of 18 Studios, 100 One-Bedrooms, 39 Two-Bedrooms, and 7 Three-Bedrooms for a total of 146 units.

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.*

The Amended Preliminary & Final Major Site Plan will be revised to propose a fence along the western property lines shared with neighboring properties as well as trees and a walkway within the subject lawn area. No access will be proposed from Prospect Avenue. Final improvements are to be coordinated with the Board Engineer and Planner.

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4. *Watermen defers to the Planning Board Planner's review on all architectural matters related to the proposed building.*

Responses to the Planner's Report prepared by Clark Caton Hintz PC dated July 8, 2026, are contained within a separate letter prepared by John McDonough Associates, LLC.

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).*

The zoning tables on Sheet C-5 of the Amended Preliminary & Final Major Site Plan will be revised to include the requested footnote.

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.*

The average grade was calculated per the Amended Redevelopment Plan (Penn View) section 6.B. definition for Building Height. The average finished grade along the front of the building being where the proposed lobby entrance is located is calculated at 22.0 feet. Testimony will be provided during the August 11, 2026, Planning Board Hearing to address the building height.

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.*

The Amended Preliminary & Final Major Site Plan will be revised to reflect the proposed unit mix of 18 Studios, 100 One-Bedrooms, 39 Two-Bedrooms, and 7 Three-Bedrooms for a total of 146 units.

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.*

- *Number of proposed curb cuts on East 31st Street.*
- *Vehicular access to parking structures from East 32nd Street.*
- *Off-street surface parking*
- *Main entrance onto a public street.*
- *Maximum retaining wall height.*
- *Parking structure screening requirements.*
- *Maximum illumination at the property line.*

Acknowledged.

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.*

The Amended Preliminary & Final Major Site Plan will be revised to include an ADA ramp to the lawn area.

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.*

The Amended Preliminary & Final Major Site Plan will be revised to include a trench drain along the western façade of the proposed building to capture and convey off-site runoff.

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.*

Additional mapping of the Bayonne stormwater conveyance system upstream of Storm Water Outfall MS-4/SWO-019 that discharges to South Cove and the Hudson River has been requested from the Bayonne Municipal Services to verify a direct tidal connection with adequate capacity. Onsite detention will be provided should a direct connection to the outfall be unavailable .

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.*

The Amended Preliminary & Final Major Site Plan will be revised to increase the proposed drainage pipes to 15” diameter.

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.*

Additional mapping of the Bayonne sanitary sewer system has been requested from the Bayonne Municipal Services to verify the next structure downstream of the proposed connection point on E 31st Street.

6. *Applicant proposes a domestic water service connection on E 31st Street. Applicant to confirm if this also to be utilized for fire flow.*

The Amended Preliminary & Final Major Site Plan will be revised to propose a separate fire suppression water service from E 31st Street.

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.*

The Amended Preliminary & Final Major Site Plan will be revised to remove the soil stockpile from between Lots 10.01 and 12. The proposed soil stockpile location at the eastern end of E 31st Street will be utilized for the project.

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.*

A construction logistics plan will be prepared for review and approval prior to construction.

9. *The Applicant shall supplement the Site Plan with spot grades that are sufficient enough in density to demonstrate ADA compliance.*

The Amended Preliminary & Final Major Site plan will be revised with spot grades sufficient to demonstrate ADA compliance in coordination with the Review Engineer.

10. *Measures to protect pedestrian safety at garage entrances shall be specified and provided on the plans.*

The Amended Preliminary & Final Major Site plan will be revised to show a pedestrian warning system at the E 31st Street garage entrance.

11. *The Applicant should be required to mill and pave E. 32nd Street from Prospect Avenue to the cul-de-sac.*

The Amended Preliminary & Final Major Site Plan will be revised to propose mill and pave for E 31st Street along the project site's frontage to the end of the proposed cul-de-sac. Mill and pave is proposed for the E 32nd Street service road.

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.*

The Applicant will work with the City Engineer to provide sufficient streetscaping along both street frontages.

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.*

The Applicant will have the condition of the existing E 32nd Street retaining wall evaluated prior to construction. The wall will be protected throughout construction.

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.*

Testimony will be provided during the August 11, 2026, Planning Board Hearing to address the proposed loading zones.

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.*

Traffic Engineering Testimony will be provided during the August 11, 2026, Planning Board Hearing.

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.*

A Vehicle Turning Exhibit is included with this response letter. Traffic Engineering Testimony will be provided during the August 11, 2026, Planning Board Hearing.

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.*

Acknowledged.

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.*

A Vehicle Turning Exhibit is included with this response letter. Traffic Engineering Testimony will be provided during the August 11, 2026, Planning Board Hearing.

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.*

The Amended Preliminary & Final Major Site Plan will be revised to replace the subject two surface parking spaces with a pick-up/drop-off area screened from the adjacent property by a fence.

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).*

Acknowledged.

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.*

Acknowledged.

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.*

The Amended Preliminary & Final Major Site Plan will be revised to replace the subject two surface parking spaces with a pick-up/drop-off area screened from the adjacent property by a fence.

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).*

The Amended Preliminary & Final Major Site Plan will be revised to replace the subject two surface parking spaces with a pick-up/drop-off area screened from the adjacent property by a fence.

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.

Acknowledged.

3. Applicant is proposing vehicular access to parking structures from E. 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.

A Vehicle Turning Exhibit is included with this response letter. Traffic Engineering Testimony will be provided during the August 11, 2026, Planning Board Hearing.

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.

The Amended Preliminary & Final Major Site Plan will be revised to replace the subject two surface parking spaces with a pick-up/drop-off area screened from the adjacent property by a fence.

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).

Acknowledged.

RECOMMENDED HEARING TESTIMONY:

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

I. 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.

Testimony will be provided during the August 11, 2026, Planning Board Hearing.

The Amended Preliminary & Final Major Site Plan will be revised to propose a fence along the western property lines shared with neighboring properties as well as trees and a walkway within the subject lawn area. No access will be proposed from Prospect Avenue. Final improvements are to be coordinated with the Board Engineer and Planner.

The Applicant will work with the City Engineer to provide sufficient streetscaping along both street frontages.

Pedestrian crossing of E 32nd Street will remain at the existing sidewalks and crosswalks.

Maintenance of the cul-de-sac landscaping will be handled by the Applicant.

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.

Testimony will be provided during the August 11, 2026, Planning Board Hearing. Construction activities will be primarily managed from E 31st Street to minimize disruptions.

3. Emergency Access:

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

A Vehicle Turning Exhibit is included with this response letter. Traffic Engineering Testimony will be provided during the August 11, 2026, Planning Board Hearing.

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.

Traffic Engineering Testimony will be provided during the August 11, 2026, Planning Board Hearing.

5. Signage:

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

The Architectural Plans will be revised to include additional details of building signage including signage lighting. Architectural Testimony will be provided during the August 11, 2026, Planning Board Hearing.

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.*

Testimony will be provided during the August 11, 2026, Planning Board Hearing.

Light levels at E 31st Street provide safe and effective illumination of the sidewalk. The Amended Preliminary & Final Major Site Plan will be revised to extend the lighting study area further into Lot 1.

The Applicant will work with the City Engineer to provide sufficient streetscaping along both street frontages.

The Amended Preliminary & Final Major Site Plan will be revised to remove the retaining wall planters. Landscaping is proposed as shown on the Landscaping Plan, sheet C-13.

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 firefighting 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.*

The applicant is willing to comply with all recommended conditions of approval.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Afton Savitz, PE, LEED AP BD+C
Stonefield Engineering and Design, LLC



Connor Ritter, PE
Stonefield Engineering and Design, LLC

Via email

CC: Peninsula View Urban Renewal, LLC – Frank Alessi
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