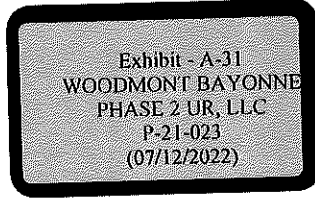




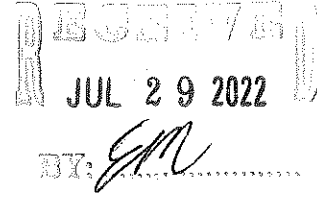
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July 28, 2022

City of Bayonne Planning Board
c/o Ms. Alicia Losonczy
630 Avenue C
Bayonne, NJ 07002



Re: Preliminary & Final Site Plan Application
Woodmont Bay Club Phase 2
West 53rd Street
Block 37, Lot 1
Bayonne, New Jersey
Application No. P-21-023
BE 21-183

Dear Board Members:

Please accept the enclosed materials in support of our upcoming Planning Board hearing previously scheduled for August 9, 2022. It is our understanding that a special meeting is proposed for August 22, 2022 at 6 pm. We would request that an announcement be made at the August 9 planning board hearing that this matter will be carried without further notice to August 22, 2022 at 6 pm (or other date to be agreed upon in advance of the August 9 hearing).

These plans and reports have been revised based on review comments in Mr. Robert Russo's letter dated July 8, 2022; Ms. Apte's letter dated July 6, 2022, along with memos from Mr. Bielinski and Mr. Joseph Coughlin, both dated April 20, 2022. The following materials are included with this submission:

1. Preliminary and Final Site Plan Woodmont Bay Club Phase 2, last revised July 25, 2022.
2. Architectural Plans and Unit Plans for Woodmont Bay Club Phase 2, prepared by Sonnenfeld and Trocchia Architects, last revised July 22, 2022.
3. Stormwater Management Report, last revised June 1, 2022.
4. Stormwater Operation and Maintenance Manual, last revised July 25, 2022.
5. Environmental Impact Statement, last revised July 25, 2022.
6. NJDEP Letter of Interpretation dated March 28, 2022.
7. NJDEP Waterfront Development Permit Individual Upland Permit, FWW Transition Area Waiver, and FWW GP-17, dated June 30, 2022.
8. HEP Soil Conservation District certificate, dated November 5, 2021.
9. Hudson County Planning Board Exemption Letter, dated November 23, 2021.

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GLEN ROCK, NJ

Revisions and responses per Mr. Robert Russo's comments dated July 8, 2022.

- B.1 An easement has been added for the existing walkway. The easement for the adjacent environmentally sensitive areas can be further discussed during testimony.
- B.2 The requested note regarding signal preemption has been added as note 9 on sheet C2.2.
- B.3 The applicant requests a variance for a curb cut in excess of 10'. This standard is intended for single family home driveways and clearly not appropriate for this development.
- B.4 Color renderings will be presented at the board hearing.
- B.5 The applicant will address security measures during hearing.
- B.6 The guiderail at the end of W. 52nd Street has been revised to steel and the NJDOT detail added.
- B.7 The sidewalk has been revised along W. 52nd Street to avoid utility poles where feasible.
- B.8 The grading around the main entrance has been revised and it no longer an elevated walkway.
- B.9 There will be internal ramps in the stairwells to allow exits at elevation 30.33 while providing ADA access and the utility room access is correctly set down from the main floor.
- B.10 The dog run grading has been revised to reduce the slopes to 5% and below.
- B.11 Additional spot grades have been added to the grading plan as requested.
- B.12 The parking lot slope has been revised to provide a minimum 0.5% slope. The layout has also been reviewed and approved by NJDEP for the waterfront development application.
- B.13 The parking lot grading has been revised to eliminate the ridgeline.
- B.14 A railing has been added to the sidewalk ramp and a detail added.
- B.15 A note has been added to the plan concerning the removal and adjustment of the monitoring wells.
- B.16 Electric vehicle charging has been provided including for 2 ADA spaces.
- B.17 Point by point lighting levels have been added to the neighboring residential properties.
- B.18 Additional street trees have been added to W. 52nd Street. However, due to the close proximity of the building, there are limited areas to provide street trees along W. 53rd Street. It should be noted there is a pocket park with landscaping at the end of W. 53rd Street.
- B.19 A gate has been added between the park access trail and applicant's patio area. Signage will be coordinated with the City.
- B.20 Typical residential unit layouts are provided by the architect.
- B.21 It is not feasible to loop the water main to the west of the building due to the grade, lack of access, and environmental concerns. The applicant is proposing to connect the water mains in W. 52nd and W. 53rd Streets along the site driveway. The hydrants will remain at the terminus of the mains.
- B.22 An updated EIS with the overall site plan and approved DEP plans is included with this submission.
- C. Stormwater Management – There were revisions to the stormwater design as part of NJDEP's review of the Waterfront Development Permit. NJDEP has issued the permit following several rounds of revisions and many comments no longer apply.

The Stormwater Management Report and the Operations and Maintenance Manual are included with approved NJDEP and Soil Conservation District permits.

- D.1 The van accessible plaque (R7-8p) has been revised to comply with the MUTCD.
- D.2 The note requiring engineering design for typical gravity retaining walls has been added to the plans.

Revisions and responses per Ms. Malvika Apte's review letter dated July 6, 2022.

Please note comments that do not require a response have been omitted.

Zoning and bulk variances

- 3. The applicant requests a variance for a curb cut in excess of 10'. This standard is intended for single family home driveways and clearly not appropriate for this development.
- 4. The applicant will address loading for moving in or out during testimony.
- 5. A bicycle rack is provided on the plans. There are also storage spaces within the building available.
- 6. The plan complies with EV charging requirements.

Additional Comments

- 3.a The applicant will be prepared to discuss the orientation of the building, height, amenities, and parking area and the plan is in substantial conformance with the original concept envisioned in the amended Redevelopment Plan.

The pocket park at the end of W. 53rd Street has been constructed. The plans show W. 52nd Street to be milled and repaved.

An easement has been added for the existing walkway. The easement for the adjacent environmentally sensitive areas can be further discussed during testimony.

- 3.b All light levels exceed the minimal requirements and mounting heights are below 20' maximum (18' maximum proposed). Lighting will be on from dusk until dawn.
- 3.c Due to the proximity of the building, there are not many locations suitable for street trees along W. 53rd Street. There are trees in the pocket park. Additional street trees have been added along W. 52nd Street.
- 3.d-i These items regarding building materials and finishes, floor plans, signs, security, trash/recycling and snow removal will all be discussed during testimony.
- 3.j The stormwater design was modified based on NJDEP review and comments. NJDEP approval has now been obtained.

Mr. Gary Chmielewski, Municipal Services Director, comments dated April 20, 2022 –
As indicated in the traffic report, the existing roadway network is sufficient to convey the traffic from this development. Additional testimony will be provided at the planning board hearing.

Mr. Joseph Coughlin, Fire Sub-Code Official, comments dated April 20, 2022 – As per Mr. Coughlin's recommendation the applicant is attempting to coordinate a meeting through Mr. Russo. As of the writing of this letter, Mr. Coughlin is reviewing the application with Chief Bartos.

Very truly yours,



Shan-Pei Fanchiang, PE
Sr. Project Manager

Enclosures

CC. Matthew Hainzl, PE
Steven Varneckas, PE