



GRO ARCHITECTS, PLLC

Date: 17 June 2026

To: **Brian M. Slaugh, PP, AICP**
Donna Miller, AICP, PP, CFM
Clarke Caton Hintz, PC
100 Barrack Street
Trenton, NJ 08608

From: Richard Garber, AIA

Re : Preliminary and Final Major Site Plan Application P-25-026
361-373 John F. Kennedy Boulevard
Block 262, Lots 7, 8 & 9
Bayonne, New Jersey

via email

Dear Mr. Slaugh and Ms. Miller,

On behalf of the Applicant, GRO Architects PLLC is providing the following point-by-point responses to the architectural comments contained in the review letter dated May 4 2026:

3.1 Bulk Requirements - h&k: The comment is noted. We would like to clarify that the referenced area is not designed as a common rooftop terrace or outdoor recreation area. This area is created as a result of the required upper-floor front setback above the fourth story and is designed as private balcony/terrace space serving individual residential units only.

Section 5.5.A of the Redevelopment Plan permits "balconies and terraces for individual units and/or common use" as accessory uses. In addition, Section 6.8 separately recognizes that open space may be provided on private balconies. Therefore, this private unit balcony/terrace area should not be classified as a common rooftop terrace or outdoor recreation area requiring variance relief under Section 5.7.G. Based on this clarification, we respectfully request that the variance noted for this item be removed.

Following our coordination meeting with Brian Slaugh, we understand that the concern relates to the previously proposed encroachment into the public right-of-way. The architectural design has since been revised to completely remove the encroachment and to comply with the applicable setback requirements of the Redevelopment Plan. Small private patios can be maintained immediately against the R.O.W. façade as shown. All common rooftop amenity areas have been confirmed to already provide the required setback and green roof buffer in accordance with the Redevelopment Plan. The green roof areas are not occupied.

Based on these revisions, the proposed design complies with the applicable setback requirements and no variance is required for this item.

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3.1 Bulk Requirements - i: The comment is noted. The architectural plans include approximately **5,062 SF** of green roof area. Based on a total tract area of **16,187 SF**, the proposed green roof area equals approximately **31.27%** of the tract area. This green roof area is more than sufficient to offset the approximately **2%** building coverage above the 95% maximum. The additional green roof area is provided for storm water management and sustainable design purposes. No further action is required.

4.4 Electrical Vehicle (EV) Charging:

The comment is noted. The seven (7) EV / Make-Ready parking spaces are shown on the architectural first floor plan.

Chapter 9 - Building Design

The comments are noted. The building design, façade articulation, material palette, entrance treatment, and side/rear elevation design are architectural design matters that will be presented and explained at the Planning Board hearing. The architectural drawings have been modified so that the originally proposed light grey Hardie panel on floors 5th-6th at the corner of the West 12th street and JFK Blvd has been revised to be the Hardie panel, colored gray slate. This material also appears around windows on the 2nd-4th floor façade. This material pallet was already proposed on the southeast edge of the building. The building entry paving has been revised to more clearly distinguish and emphasize the retail and residential entrances through the use of contrasting paving patterns and materials. *Per our discussion, this material change should remove the need any design waiver or subjective action by the board.*

10.2 Mechanical Equipment:

The comment is noted. The architectural drawings currently show the proposed rooftop mechanical screening. The screen is intended to conceal rooftop mechanical equipment and to be integrated with the architectural design of the building. We would like to clarify that final MEP equipment selections, quantities, dimensions, and exact locations have not yet been determined at the Planning Board submission stage, as the detailed MEP design will be completed during the construction document phase. Therefore, the final number, size, and exact layout of the rooftop mechanical equipment cannot be fully identified at this time. A note has been added to the architectural drawings stating all rooftop mechanical equipment shall be located within the designated rooftop mechanical area, screened from view by the proposed architectural screen.

10.4 Meters:

The comment is noted. The electrical meters are anticipated to be located indoors at a dedicated electrical room and will be coordinated by the MEP engineer during the construction document phase.

The final gas meter location will need to be coordinated with PSE&G, as the utility provider may have specific requirements regarding meter location, access, ventilation, clearances, and whether any enclosure or screening is permitted. At this Planning Board stage, we cannot commit to a final gas meter location or screening condition until the utility provider reviews and confirms their requirements.

If exterior gas meters are required by PSE&G, the final location and any proposed screening will be coordinated during the construction document / utility coordination phase, subject to utility provider requirements. A note has been added to the architectural cellar plan to clarify that utility meter locations shall be coordinated with the MEP engineer and utility providers, and that any exterior meters shall be screened where permitted by the utility provider and applicable code.

11.1 Sign Package:

The comment is noted. The proposed signage has been labeled on architectural elevation sheet **A-201**, including the sign location, material, and size. Additional signage information will be coordinated and provided as required during final sign permit review.

For all other items, including but not limited to grading, drainage calculations, utility connections, soil erosion, and roadway restoration, please refer to the **Civil Engineering response letter** prepared by Optimized Engineering Associates.

Sincerely,


Richard Garber, AIA



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