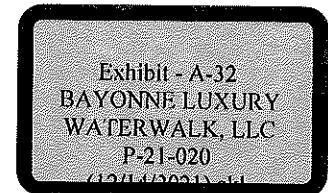




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December 22, 2021

**Mr. Andrew W. Raichle**  
Matrix New World Engineering, Land Surveying  
and Landscape Architecture, P.C.  
442 State Route 35, 2nd Floor  
Eatontown, New Jersey 07724



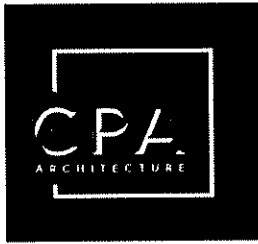
**CC: Matthew P. Posada**

**Re: 211-219 WEST 5TH STREET – PROPOSED LUXURY APARTMENTS**  
**APPLICANT: BAYONNE LUXURY WATERWALK, LLC**  
**PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION**  
**APPLICATION BLOCK 301.01, LOTS 1 AND 6**  
**CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY**  
**APPLICATION NUMBER : P-21-020**

**Dear Mr. Raichle,**

We have received your Review Letter dated 12/12/2021 and offer the following clarifications as it relates to the Architectural Documents. Architectural set revised with Rev. 2, dated 12/22/21 addressing Architectural Comments:

- Introduction: For clarification purposes, the swimming pool is exterior and to be located above the 2<sup>nd</sup> level of parking and within the Southwestern Courtyard as depicted on Sheet A-102.
- General Application Comments:
  1. Elevated Section of Building above the CSO piping easement:
    - Clearance to structure above shall be a minimum of 18’.
    - Footings and foundations shall respect the existing easement’s boundary.
- General Site Plan Comments:
  1. Plans have been updated to comply with the recent Electric Charging Station Law (P.L. 2021, c.171).
- Architectural Drawings:
  1. Architectural plans title block has been corrected to reflect all lots.
  2. Rooftop Equipment is now shown on 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 with 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 Cu. Ft. of storage per each Storage Cage. If only calculating the Net Storage Area of each cage, the average would be 220.0 Cu. Ft. per unit.



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5. Signage shall comply with the Redevelopment Plan Guidelines under section 9.
- Testimony / Discussion Topics:
    1. General: Acknowledged
    2. Architecture: 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:
      - Two Courtyards with one Swimming Pool, Lounge Areas and other undefined program supportive of those spaces such as an Outdoor Theatre, Putting green, Bocce Court, etc.
      - Interior amenity Spaces defined as a Club Room, a Lounge and a Fitness Center.
    3. Signage: As per item 5 Above, the application shall comply with the signage regulation within the Redevelopment Plan Guidelines under section 9.
    4. Rooftop Infrastructure: 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. Refuse: The building was designed with three distinct Garbage rooms equipped with compactors. The Containers would be moved by Building Management though the garage and out through the Garbage room located at the Eastern Elevation and adjacent to the Loading Area. Refuse will be handled by private hauling.
    6. Emergency Access: Traffic Engineer.
    7. Flood Resilience: Civil Engineer.
    8. Pedestrian / Bicycle Access: Traffic and Civil Engineers.
    9. ADA Compliance: Building will be fully ADA compliant. Civil shall discuss Site Conditions.
    10. Public Improvements: Civil Engineer.
    11. Traffic: Traffic Engineer.

If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christiano Pereira'.

Christiano Pereira, AIA, LEED BD+C  
CPA Architecture, Principal