

John McDonough Associates, LLC

Land Use Planning · Landscape Architecture

July 30, 2026

Clark Caton Hintz PC

100 Barrack Street

Trenton, NJ 08608

Attn: Brian M. Slaugh, PP, AICP

Re: **PENINSULA VIEW URBAN RENEWAL, LLC**
258-270 PROSPECT AVENUE, *INTER ALIA*; BLOCK 411 LOTS 1-8, 10.01, 11-15
CITY OF BAYONNE (HUDSON COUNTY), NJ

Dear Mr. Slaugh:

Thank you for your planning review of this project dated July 8, 2026. In furtherance of same, following is a point-by-point response to the comments enumerated therein, in good faith effort to resolve or minimize open items in advance of the upcoming hearing, all in the interest of respecting the board's time, narrowing issues, and keeping things simple.

1. **Project Summary and Site Description.** We agree with all the factual statements in this section, including project description, existing conditions, and neighborhood context. We offer this point of clarity with respect to the following subsection.

Item 1.4 Lack of Consistency with GDP. The application is not reliant upon the 2018 GDP. The application is seeking amended preliminary and final site plan approval with respect to the 2018 site plan approval. The GDP has no bearing on this application.

2. **Use Standards.** We agree with the factual statements as to permitted principal uses and permitted accessory uses. We agree with the comments "the plan complies" next to each line item.

3. **Bulk Standards.** We agree with the listed bulk standards and the comments "the plan complies" next to each one. We offer points of clarity with respect to the following subsections.

Item 3.1.j. Residential Density. The applicant has eliminated one apartment, such that there are 164 apartments proposed where 164.97 are permitted. No variance is required.

Item 3.1.k. Unit Sizes. The applicant has converted the previously proposed balcony spaces for six (6) studio units to interior space. As such, no variance is required for unit sizes.

4. **Off-Street Parking.** We agree that the proposed number of off-street parking spaces (186) complies with the required number of spaces (148). We offer points of clarity with respect to the following subsections.

Item 4.1. Number of spaces. The two (2) surface spaces are intended as a staging area for pickups, drop-offs, and deliveries, such as Uber, Lyft, Uber Eats, and the like, not resident parking spaces.

Item 4.3. Structured parking. Same response as above – the two (2) surfaces that are outside the parking structure are intended as a staging area, not parking spaces for residents or guests.

Item 4.4. Parking Structure Access. The design exception for access from E. 32nd Street is reasonable because the side street is a safer alternative than direct access to Route 440. Strict enforcement of the ordinance is impracticable due to NJDOT permitting issues at Route 440.

Item 4.5. Number of Curb Cuts. The design exception for number of curb cuts on E. 31st Street, where two are proposed and one is permitted, is reasonable because the second curb cut is for loading purposes only.

Item 4.6. Pedestrian Warning System. The recommendation for a pedestrian warning system is a good one and the applicant will comply.

Item 4.7. Accessible Spaces. The recommendation to locate accessible spaces in close proximity and with a striped accessible route from the spaces to the building is a good one and the applicant will work with the board professionals in that regard.

Item 4.8. Bicycle Parking. The applicant will verify that 83 bicycle spaces can be accommodated to comply with the ordinance requirement.

- 5. Streetscape.** We agree with the commentary that the applicant is proposing asphalt, curbing, and sidewalk improvements along E.31st Street and E. 32nd Street, including a new cul-de-sac on E. 31st Street. We offer points of clarity with respect to the following subsections.

Item 5.1. Streetscape Improvements. The applicant is working with the City Engineer as to the specifics of asphalt, curbing, and sidewalk improvements. To the extent relief is required for street furniture such as benches, or streetlights, the applicant seeks relief for same since none exist presently on the adjoining portions of the streetscape. The site has limited frontage on East 32nd Street and Prospect Avenue. Streetscape improvements on Route 440 are regulated by NJDOT.

Item 5.2. Street Trees. The applicant will provide one (1) additional street tree, such that no relief is required for number of street trees.

- 6. Lighting.** We agree with the description of the lighting improvements. We offer points of clarity with respect to the following subsections.

Item 6.1. Site Lighting. The application seeks a design exception for proposed illumination exceeding 1.0 footcandles at the property line, up to 5.4 footcandles. This relief is reasonable because it is limited to the public right-of-way along East 31st Street, not private property. No relief is requested for light spillage onto adjacent Lot 1, which is private property. Plans demonstrating conformance with respect to Lot 1 will be provided as part of resolution compliance.

- 7. Recreation, Open Space, and Landscaping.** We agree with the commentary that the application complies with the 10% open space and landscaping requirement. We offer points of clarity with respect to the following subsections.

Item 7.2. Landscaping. The recommendation to increase the amount of buffering and screening of the driveway and to accentuate the lobby entrance is a good one and the applicant will stipulate working with the board professionals in that regard.

Item 7.3. Parking Area Screening. This variance pertains solely to the two surface spaces, which are for staging purposes as noted. This is the only variance requested, and dovetails with the mitigation measures proposed under Item 7.2. above.

Item 7.4. Prospect Avenue Green Space. The recommendation to add more planting is a good one and the applicant will stipulate working with the board professionals in that regard.

Item 7.5. Plant Material. The applicant continues to request the design exception for the flowering cherry and berry-producing plants. Relief is reasonable because these plants are ornamental and aesthetically appealing. They will enhance the visual environment.

Item 7.6. Walls and Fences. The applicant acknowledges that construction of the modular wall at the end of East 31st Street will require City Council approval, as with any encroachment into City rights-of-way, which is a typical condition of Planning Board approvals.

Item 7.7 Wall Planters. The applicant will provide a detail of the Route 440 planters, as a condition of approval.

- 8. Building Design.** We agree with the description of the building design. We offer points of clarity with respect to the following subsections.

Item 8.1. Building Entrance. The design exception for the location of the building entrance location not directly onto a street is reasonable based on the irregular shape of the property. Offsetting the entrance from East 32nd Street effectuates a staging area for pickup, drop-off, and deliveries, and a turn-around service court. The entrance is effectively demarcated by a canopy.

Item 8.2. Building Materials. The design exception for fiber cement as opposed to brick veneer on the west façade is reasonable because it is not a street-facing façade and has limited exposure and visibility to the public realm.

Item 8.3. Affordable Housing. We agree with the comment that affordable housing is not required.

- 9. Solid Waste, Mechanical Equipment, and Utilities.** We agree with the commentary that the refuse and recycling plan complies. We offer points of clarity with respect to the following subsections.

Item 9.2. Mechanical Equipment. The locations of mechanical equipment will be determined at the time of construction documents. The applicant will work with the board professionals to minimize visibility of same, as a condition of approval. The garage will utilize an active ventilation system that vents to the rooftop.

Item 9.3. Meters. The locations of meters will be determined by the utility companies. The applicant will make effort to work with the utility companies to keep meters within the building or screened from public view, to the extent practical.

10. Signs. We agree with the commentary that the signage quantity and area comply. We offer points of clarity with respect to the following subsections.

Item 10.2. Sign Lighting. The sign will be externally illuminated. The sign illumination complies.

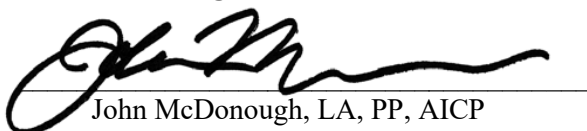
11. Variances and Design Exceptions. We agree with the description of the statutory criteria that apply for the grant of the relief sought. The application seeks one (1) variance, if required, for the screening of the two-space staging area. The application seeks eight (8) design exceptions, related to two spaces outside the parking structure; parking access from East 32nd Street; number of curb cuts on East 31st Street; streetscape paving; streetscape furniture; prohibited plant material; building entrance location; and building façade materials. Testimony in support will be provided.

12. Master Plan Goals. We agree with the description of the Master Plan goals. The project complies with the overarching goals of providing a broad range of housing and providing adequate parking. Moreover, the project substantially complies with the highest tiers of zoning in the redevelopment plan: the use complies; the density complies; the floor area complies; the building height complies; the building coverage complies; the lot coverage complies; the building setbacks comply on all sides; and the parking supply complies.

Thank you again for your comments and we are hopeful this response is helpful to you and the board in advance of the hearing. If there is anything we can do to eliminate, reduce, or clarify any issues, please advise.

Sincerely,

John McDonough Associates, LLC



John McDonough, LA, PP, AICP