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December 22, 2021

Malvika Apte, PP/AICP
Consulting City Planner

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 Ms. Apte,

We have received your Review Letter dated 11/29/2021 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::

- **Summary of Application:**
 1. **Parking:** A total of 256 Parking Spaces are provided. 12 of which are visitor spaces with 8 located on the exterior and 4 Spaces provided within the Interior of the structure. The later are located within a section of the garage that will always be open to the exterior.
 2. **Zoning Variances:**
 - **Item (b) - Bulk Standards, Note 1:** The Porte Cochere Area is two Stories High providing a minimum Clear height of 18' which exceeds bridge height requirements for roadways.
 - **Item (c):**
 - **Item 3 – Plans consist of more than 60% of all Units with Balconies, far exceeding the 60% requirement for waterfront units.**
 - **Item 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.
 - **Item (D):**



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- Item i: Plans have been updated to comply with the recent Electric Charging Station Law (P.L. 2021, c.171).
- Item v: We have a total of 13 Tandem Spaces (26 Parking Spaces). Total of 256 Spaces – 12 public = 244. 244 Residential Spaces – 26 Tandem = 218 Spaces. 218 Spaces for 167 Residential Units (180 – 13 Assigned Two-Bedrooms). All Tandem Spaces will be assigned to Two-Bedroom Units.

3. Additional Comments:

- (a) Elevations have been revised with Material callouts. Roof plan was added to better illustrate mechanical equipment.
- (c) Testimony to be provided on the LEED features. Green Roof details are provided on the Civil Set.
- (e) Additional Signage Details provided on the architectural Set.
- (i) Testimony to be provided as it relates to Trash and Recycling.

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