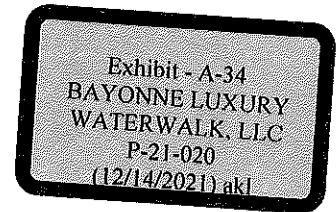


January 31, 2022

Via Hand Delivery



Mr. Matthew P. Posada
Sills Cummis & Gross P.C.
1 Riverfront Plaza
Newark, NJ 07102

**RE: Proposed Residential Development
Bayonne Luxury Walkway, LLC
211-219 West 5th Street
Block 301.01, Lots & 6
City of Bayonne
Hudson County, New Jersey
BENJ File No. J190828**

Dear Mr. Posada:

Enclosed please find the following items for your use with regard to the above referenced project:

- Six (6) signed and sealed sets of *Preliminary & Final Major Site Plan*, prepared by our office, dated March 21, 2021, last revised January 24, 2022;
- Six (6) signed and sealed copies of the *Stormwater Management Report*, prepared by our office, dated March 2021, last revised January 2022; and
- Six (6) signed and sealed copies of the *ALTA/NSPS Land Title Survey*, prepared by Control Point Associates, Inc., dated December 20, 2019, last revised December 22, 2021.

Our office is in receipt of the *Planning Report* from CME Associates dated November 29, 2021. Below please find our itemized responses which correspond to the comments in the aforementioned report:

3. Additional Comments

- a) Building Design – Addressed within CPA Architecture response letter.
- b) Open Space – The bulk table on Sheet C-301 has been revised to show the open space provided for each area.
- c) Sustainable and Green Features – Addressed within CPA Architecture response letter.
- d) Lighting – No response is necessary.
- e) Signage – Addressed within CPA Architecture response letter.
- f) Landscaping
 - i. Green Roof planting details and notes are provided on Sheet C-704.
 - ii. The notes provided on Sheet C-703 adequately address the watering, handling and quality of the propose plantings.
 - iii. Details regarding proposed structural fill will be provided prior to final approval.
 - iv. No tree grates are proposed as part of this project with the exception of the newly proposed Filterra Unit for which a detail has been added and will be furnished by Contech.
- g) Trash and Recycling – Addressed within CPA Architecture response letter.
- i) Affordable Housing – Testimony will be provided.
- j) Snow Removal Operations – Testimony will be provided.

- k) Waterfront Walkway – Testimony will be provided.
- l) Acknowledged.
- m) Testimony will be provided.

Our office is in receipt of the *First Compliance Review – Engineering* letter from Matrix New World Engineering. Below please find our itemized responses which correspond to the comments in the aforementioned letter:

General Site Plan Comments

- 1. Additional grading detail has been provided for sidewalks and ramps.
- 2. Storm profiles have been provided and can be found on Sheet C-801.
- 3. The applicant will submit structural designs for all site plan elements that require evidence of structural design as a condition of approval.
- 4. Testimony will be provided.
- 5. Acknowledged.
- 6. The plan depicts the AE Zone flood hazard limit as elevation 11 per the Preliminary FEMA Map #34017C0094E dated January 30, 2015 and based on the topography from the ALTA/NSPS Land Title Survey prepared by Control Pont Associates, Inc. dated December 20, 2019, last revised December 22, 2021. The plan depicts the VE Zone moderate wave action line per the limits depicted on Preliminary FEMA Map #34017C0094E dated January 30, 2015.
- 7. Addressed within CPA Architecture response letter.
- 8. All columnar supports for the building overhang are shown on the site plans.

Sheet C-101

- 1. The City approval block has been updated to be for the City Planning Board.

Sheet C-201

- 1. The plan has been revised to show existing topography.
- 2. A graphic legend has been added to the Demolition Plan.
- 3. The following note has been added to Sheet C-201, "All existing tanks shall be removed per applicable regulations and guidelines."
- 4. The plan has been revised to show the flood hazard area lines.
- 5. The location of the 42" pipe associated with the CSO infrastructure has been depicted on the plan. The pipe is located partially within and outside of the existing drainage easement. Per conversations with the City, the plans have been revised to remove and replace a portion of 42" pipe from the proposed retaining wall at the waterfront to the existing manhole adjacent to the property line along West 5th Street. A proposed 15' wide stormwater easement has been added to the plans.

Sheet C-301

- 1. The plan has been revised to label the 12 visitor parking spaces.
- 2. Testimony will be provided.
- 3. The property owner information on Sheet C-301 has been revised to be consistent with the application documents.
- 4. A 5.2' dimension from the building overhang to Block 333.03, Lot 2 has been added to the plan.
- 5. ADA parking calculations have been added to the Parking Requirements table.
- 6. Testimony will be provided.

7. The following note has been added, "Refer to the proposed architectural plans entitled "Proposed Residential Building" prepared by CPA Architecture, dated 3/19/21, last revised 12/22/21 for the building and parking garage details and layout."
8. Multiple labels have been added noting the uses on the first floor.
9. A note has been added to the plan referring to the graphic legend on Sheet C-201.
10. Stop pavement markings and stop signage have been added to the site's exit along Block 333.03, Lot 2.
11. Building mounted stop signs have been added to both parking garage exits.
12. Stop pavement markings have been added to the western parking garage exit as well as a pedestrian crossing sign leading up to the crosswalk from both directions.
13. The walkway connection approved as part of the Bayview Development has been shown on the plans and the proposed walkway has been shown to connect at the limit of the approved walkway.
14. Additional pavement striping has been added to the plan to promote proper and safe traffic circulation.
15. Striping has been added to the plans adjacent to the roundabout to delineate the vehicular path of travel.
16. The location of the façade signs has been noted on the plan.
17. Freestanding directional signage has been added to the plan.
18. A Fire Truck Turning Plan and SU-30 Truck Turning Plan have been included as part of this resubmission.
19. The structural design of the retaining wall along the Newark Bay will be designed to withstand V-Zone conditions and the applicant acknowledges that the submission and approval of the design is a condition of approval.
20. Acknowledged. The applicant acknowledges this as a condition of approval.
21. The plans have been revised to propose a pedestrian and bicycle pathway that extends to Avenue A.
22. This issue was discussed at a pre-application meeting with NJDEP. Given the site constraints and the space available, the NJDEP would consider a minor deviation from this requirement. Our office will coordinate with the NJDEP and provide correspondence to the City Engineer for their final review.

Sheet C-401

1. The plan has been revised to show additional grading information and detail.
2. The grading along the northern and eastern property lines has been coordinated with the adjacent redevelopment and the elevations have been designed to tie in at those property lines.
3. Additional grading shots have been added within the sidewalks.
4. Additional grading detail has been added to the waterfront walkway and all cross slopes have been revised to be equal to or less than 2%.
5. The grate elevation for 'E' Inlet #3 (now labeled as 'E' Inlet #5) has been lowered to 10.55' to create a low spot at the inlet instead of the CSO Systems manhole netting chamber.

Sheet C-402 (Now Sheet C-403)

1. The plans have been revised to show the existing CSO infrastructure.
2. The inverts for the roof leader cleanouts have been added to the plans.
3. The bioretention basin has been removed and replaced with an 18'x8' Filterra Unit, therefore this comment is no longer applicable.
4. The design has been revised to propose an 18'x8' Filterra Unit to handle the water quality treatment for the entire development, therefore pervious pavement is no longer required, and this comment is no longer applicable.
5. OS #1 has been removed from the plans, therefore this comment is no longer applicable.
6. OS #1 has been removed from the plans, therefore this comment is no longer applicable.

7. The existing manhole which the building sanitary sewer lateral is tying into has been noted to be replaced with a manhole frame and the rim elevation has been noted.
8. The following note has been added to Sheet C-402, "All utility work proposed on lands owned by the City of Bayonne shall be coordinated with the City and all necessary license agreements, indemnification and insurance requirements shall be satisfied prior to conducting work. Any City property disturbed by the proposed work shall be restored to the satisfaction of the City Engineer.

Sheet C-501

1. The following note has been added to Sheet C-501, "Applicant to coordinate with the appropriate utility company to ensure proper installation and sizing per the notes on the utility sheets."
2. The following note has been added to Sheet C-501, "Applicant to coordinate water main and service requirements with City Engineer and Suez."
3. The following note has been added to Sheet C-501, "Applicant to coordinate gas main size and material with PSE&G."
4. The applicant will coordinate with the City Engineer regarding the suitability and capacity of the existing sanitary sewer main. The applicant acknowledges this as a condition of approval. An application for the sewer has been submitted and we are awaiting response from the City Engineer.
5. The applicant will coordinate the material of the domestic and fire service laterals with Suez. The applicant acknowledges this as a condition of approval. An application for the water has been submitted and we are awaiting response from Suez.
6. Acknowledged. Callouts on the plan indicate that the contractor is to field verify the location of the existing utilities and notify our office if any conflicts exist.
7. The existing manhole which the building sanitary sewer lateral is tying into has been noted to be replaced with a manhole frame and the rim elevation has been noted.

Sheet C-601

1. No response is necessary.
2. The plan has been revised to show the proposed grading.
3. The plan has been revised to propose additional silt fence and filter socks around the perimeter of the site.

Sheet C-602

1. No response is necessary.
2. The detail has been revised to remove the "Note to Designer".
3. The detail has been revised to remove the "Instructions to Designer".
4. The detail has been revised to remove the "Instructions to Designer".

Sheet C-701

1. The mounting height for the D-1 and D-2 Fixtures has been indicated as 13' on the detail to match the luminaire schedule.
2. Acknowledged. A licensed structural engineer will sign and seal all structural aspects of the design.
3. The foundation for the streetlight has been provided on sheet C-903.

Sheets C-702, C-703 and C-704 (Now Sheets C-703, 704 and 705)

1. Acknowledged. A note has been added to sheet C-702.
2. Acknowledged. Testimony will be provided.

3. Acknowledged. Testimony will be provided.
4. Acknowledged. Testimony will be provided.
5. Plantings have been revised so as not to interfere with the existing concrete structure on the Southeast portion of the site.
6. Acknowledged.
7. The walkway connection approved as part of the Bayview Development has been shown on the plans and the proposed walkway has been shown to connect at the limit of the approved walkway. The curb bumpout serving the proposed loading area does not interfere with the approved walkway of the adjacent development.
8. Acknowledged. A trash receptacle has been provided for the walkway. See Detail sheet C-903.

Sheet C-901-903

1. The applicant acknowledges this as a condition of approval.
2. The applicant acknowledges this as a condition of approval.
3. Pavement striping has been added to the site plans adjacent to the roundabout.
4. Traffic sign details have been added to Sheet C-901.
5. The applicant will submit structural designs for all site plan elements that require evidence of structural design as a condition of approval.
6. Freestanding traffic sign details have been added to Sheet C-901.
7. The plans have been revised to note that the existing TideFlex is to be utilized in the proposed condition and the contractor is to notify our office if the valve is to be replaced
8. The 'E' Inlet Detail has been added to Sheet C-902.
9. A detail for the newly proposed Stormgate Vault – Diversion Structure has been added to the plan set.
10. The scour hole is no longer proposed, therefore this comment is no longer applicable.
11. The "Rip-Rap Slope Detail" has been added to Sheet C-902.
12. Column and foundation details will be provided by the Architect/Structural Engineer as a condition of final approval.
13. The "Sanitary Manhole Frame and Cover Detail" has been added to Sheet C-903."
14. The "Drainage Pipe Shoring & Excavation Concept" prepared by JT Engineering will be provided under separate cover. Details for the removal and resetting of existing drainage structures will be provided as a condition of final approval.
15. The bioretention basin is no longer proposed, therefore this comment is no longer applicable.
16. The bioretention basin is no longer proposed, therefore this comment is no longer applicable.
17. The FES/Headwall discharging to the bioretention basin is no longer proposed, therefore this comment is no longer applicable.
18. The "Gate Valve and Box Detail" has been revised to note the correct water main size.
19. The applicant acknowledges this as a condition of approval.
20. The applicant acknowledges this as a condition of approval.
21. An updated Waterfront Walkway Railing Detail has been added to Sheet C-903.
22. The bench detail has been revised to provide a concrete slab for the bench footing.

Location Survey of Buildings

1. Testimony will be provided.

ALTA/NSPS Land Title Survey

1. Testimony will be provided.
2. A digitally signed and sealed copy of the survey is included in this resubmission.

Stormwater Management Report

1. A digitally signed and sealed copy of the Stormwater Management Report is included in this resubmission.
2. The pre vs. post development drainage analysis has been added to Appendix A of the Stormwater Report.
3. The outlet structure associated with the bioretention basin is no longer proposed. The rim information for the proposed Stormgate Vault – Diversion Structure has been added to the plan and report.
4. The plans have been revised to replace the bioretention basin with an 18'x8' Filterra Water Quality unit. The proposed Stormgate Vault is equipped with a weir that ensures the entire water quality storm is directed to and treated by the Filterra, and larger storms are bypassed directly to Newark Bay.
5. The bioretention basin is no longer proposed, therefore this comment is no longer applicable.
6. The bioretention basin is no longer proposed, therefore this comment is no longer applicable.
7. The bioretention basin is no longer proposed, therefore this comment is no longer applicable.
8. The plans have been revised to connect the roof drains to a MH#1, which is connected to the relocated 42" pipe.
9. The narrative has been revised to state that a Tc of 6 minutes was used for the pipe sizing calculations.
10. An Existing Drainage Area Map has been included in this resubmission.
11. The runoff coefficient values within the pipe calculations have been revised to be consistent with the Inlet Drainage Area Map.

Environmental Impact Study/Compliance Statement

1. Testimony to be provided.
2. A copy of the Flood Hazard Area permit application to the NJDEP has been submitted as part of this resubmission.

Traffic Impact Study

1. Testimony will be provided.

Architectural Drawings

1. Addressed within CPA Architecture response letter.
2. Addressed within CPA Architecture response letter.
3. Addressed within CPA Architecture response letter.
4. Addressed within CPA Architecture response letter.
5. Addressed within CPA Architecture response letter.

Should you have any questions or comments concerning this or any other matter, please do not hesitate to contact our office.

Sincerely,

BOHLER ENGINEERING NJ, LLC



Ahmad Tamous, P.E.



Andrew Haupin

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