Optimized Engineering Associates, Corp

Civil -Geotechnical- Structural Engineering

400 38th St., Suite 307, Union City, NJ 07087
Tel (201)430- 9173 · Fax 201-866-0913
e-mail: glagomar@oea-corp.com

October 20, 2026

CME

Attn: Reviewer

Reference property: 361-373 JFK BOULEVARD, BAYONNE, NJ
File: PBYP0262.03/600.01
Application # P-25-026

To whom it may concern:

Regarding your open comments from the email correspondence dated April 28, 2026, we have bolded items that are marked as still open:

A

1. Acknowledged.

B

1. Acknowledged.
2. Applicant to provide testimony.
3. Acknowledged.
4. Revised on C-101.
5. All sheets revised.
6. Revised on D-101.
7. Elevation revised on C-101.
8. Elevation revised on C-101.
9. Revised on C-101.
10. Revised on C-101.
11. Revised on C-101.
12. Widened to 18’ in latest revision refer to C-101.
13. Revised on C-101.
14. Revised on C-101.
15. A note about security cameras has been added refer to C-101.
16. Ventilation note added on C-101.
17. Refer to architectural plans.
18. Applicant to provide testimony.
19. Applicant to provide testimony.

20. Applicant to provide testimony.
21. Elevation revised on C-101.
22. Revised on C-101.
23. Elevation/invert revised on C-102.
24. Revised on C-102.
25. Detail revised on C-200.
26. Elevations revised on spots refer to C-101.
27. Detail added to C-200.
28. Detail added to C-200.
29. Revised on C-101.
30. Acknowledged.

C

1. Acknowledged.
2. Acknowledged.
3. Revised stormwater report enclosed.
4. Revised stormwater report enclosed.
5. Revised stormwater report enclosed.
6. Applicant shall comply.
7. Revised C-102 to show how roof leaders tie in.
8. Revised stormwater report enclosed.
9. Slope revised on C-102.
10. Revised stormwater report enclosed.
11. Elevations revised on C-102.
12. Geotechnical report to be provided after approval.
13. Revised stormwater report enclosed.
14.Revised design on C-102.
15. Revised site plan and drainage plan to show this C-101/C-102.
16. Revised design on C-102.
17. These chambers have been used in other projects without issue, there is minimal sediment at the outlet and the access cover provides sufficient space to properly clean.
18. Detail provided on C-500.
19. Revised on C-102.
20. Revised on C-102/C-500.
21. Revised on C-500.
22. Revised on C-500 detail.
23. Revised on C-500.
24. Revised on C-102.
25. Revised stormwater report enclosed.
26. Revised stormwater report enclosed.
27. Green roof shown on C-104.
28. O&M for green roof addresses this.
29. Revised stormwater report enclosed.
30. Revised stormwater report enclosed.
31. Revised stormwater report enclosed.
32.Note added to C-104.
33.Note added to C-104.

34. Certification provided.
35. Refer to C-104.
36.O&M provided.
37. Note added to C-104.

D

1-2 Addressed by others
3 Proposed site plan is in engineering set and applicant has provided existing survey.
4 – 9 Addressed by others

E

1-2 Addressed by traffic consultant.
3. Testimony shall be given by OEA staff.
4. Addressed.
5. Addressed by architect & we have updated plans to match.
6. Addressed by architect & we have updated plans to match.
7. Revised on C-101.
8. Note added to C-101.
9. Addressed by traffic consultant.
10. Acknowledged.

F

Landscaping

1-2 Revised C-101.
3. Note added on C-300.
4. Revised on C-300.
5. Revised on C-300.
6. Revised on C-101.

Lighting

1-3 Refer to revised C-103.

G Misc.
1.OEA
2.Applicant shall provide.
3.Acknowledged.
4. Applicant shall comply.
5. Applicant shall comply.
6. Applicant shall comply.
7. Acknowledged.

If you need any more information please feel free to call me at 201-430-9173

Sincerely,



Guy Lagomarsino, P.E.
GE #40534