

March 25, 2022

Via Courier

Mr. Matthew P. Posada
Sills Cummis & Gross P.C.
1 Riverfront Plaza
Newark, New Jersey 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 24, 2021, last revised March 23, 2022;
- Six (6) signed and sealed copies of the *Stormwater Management Facilities Operations & Maintenance Manual*, prepared by our office, dated October 2021, last revised March 2022;
- Six (6) signed and sealed copies of the *Stormwater Management Report*, prepared by our office, dated March 2021, last revised March 2022; and
- Six (6) copies of the Flood Hazard Area & Waterfront Development NJDEP Permit Application.

Our office is in receipt of the Second Compliance Review- Engineering Letter, dated March 5, 2022, prepared by Matrix New World Engineering. Below please find our itemized responses which correspond to the comments in the aforementioned letter:

STATEMENT OF APPLICANT FOR PRELIMINARY AND FINAL MAJOR SITE PLAN

- The requested design waiver has been added to *Sheet C-301*.

PRELIMINARY AND FINAL MINOR SUBDIVISION

- A note stating "A draft copy of the lot consolidation deed to be provided as a condition of approval" has been added to *Sheet C-301*.

GENERAL APPLICATION COMMENTS

- Acknowledged.

PRELIMINARY AND FINAL MAJOR SITE PLAN

General Site Plan Comments

1. The requested note has been added to *Sheet C-301*.
2. Testimony to be provided by the applicant at the hearing.

3. The requested note has been added to *Sheet C-301*.
4. The plan has been updated to denote the line as the Limit of Moderate Wave Action & VE15 Zone.
5. Testimony to be provided by the applicant at the hearing.
6. Testimony to be provided by the applicant at the hearing.

Sheet C-301

1. Testimony to be provided by the applicant at the hearing.
2. Testimony to be provided by the applicant at the hearing.
3. Acknowledged.
4. The requested note has been added to the plan
5. Acknowledged.
6. Testimony to be provided by the applicant at the hearing.
7. Acknowledged.

Sheet C-401

1. Acknowledged.

Sheet C-402 (now Sheet 403)

1. The plans have been revised to redirect the proposed storm sewer & discharge to Newark Bay.
2. The proposed storm sewer is located within the proposed easement for the relocated CSO pipe. Additionally, the Filterra's Owner's Manual detailing proper operation and maintenance has been added to the appendix of both the Stormwater Management Report and Operations & Maintenance Manual included in this resubmission.
3. The proposed development has been designed to capture the runoff from the west end of West 5th Street that is not captured by existing stormwater infrastructure.

Sheet C-501

1. The requested note has been added to the plan.
2. The requested note has been added to the plan.
3. The requested note has been added to the plan.
4. The Utility Plan has been revised to denote the material of the water line.
5. The requested note has been added to the plan.

Sheet C-601 & 602

1. Acknowledged.

Sheet C-701

1. The requested note has been added to the plan.

Sheets C-702, C-703, and C-704

1. The requested note has been added to the plan.
2. Testimony to be provided at the hearing.
3. Testimony to be provided at the hearing.
4. Acknowledged.
5. The plans have been revised to include trash receptacles for the walkway.

Sheet 901-903

1. The Detail Sheet has been revised to include pertinent construction detail of the storm sewer system.
2. The requested noter has been added to the Utility Plan.
3. The requested note has been added to the Utility Plan.
4. Detailed design and construction plans will be provided at a later date as a condition of plan approval.
5. Our office has reached out to Suez regarding the connection application and will incorporate any required details up receipt in future submission.
6. The requested note has been added to the plan.
7. The structural design of the foundation and the building columns has not commenced, the applicant will provide additional testimony at the hearing

COMBINED SEWER SYSTEM

1. Acknowledged.

LOCATION SURVEY OF BUILDINGS

1. Testimony to be provided.

ALTA/NSPS LAND TITLE SURVEY

1. Testimony to be provided.

STORMWATER MANAGEMENT REPORT

1. The plans and stormwater management calculations have been revised to eliminate the interconnection with the relocated CSO system.
2. Acknowledged.

ENVIRONMENTAL IMPACT STATEMENT/COMPLIANCE STATEMENT

1. A copy of the NJDEP Permit Application is included in this resubmission.

TRAFFIC IMPACT STUDY

- To be addressed by Dynamic Engineering under a separate cover.

ARCHITECTURAL DRAWINGS

- To be addressed by CPA Architecture under a separate cover

REQUESTED WAIVERS & VARIANCES – PRELIMINARY AND FINAL MAJOR SITE PLAN

- Testimony to be provided at the hearing in support if the requested relief from RSIS and the sign dimensions

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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