

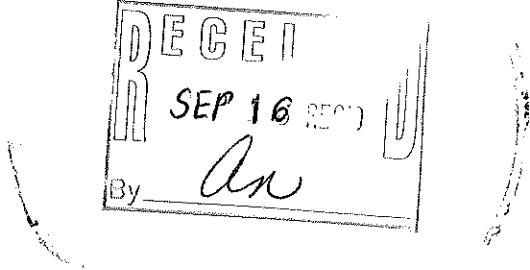


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A-5

September 15, 2021

Ms. Alicia Losonczy
 City of Bayonne
 630 Avenue C
 Bayonne, New Jersey 07002



Re: Preliminary and Final Major Site Plan Application
 Woodmont Bay Club Phase 2
 West 53rd Street
 Block 37, Lot 1
 City of Bayonne, Hudson County, New Jersey

Dear Ms. Losonczy:

Please accept this letter along with the enclosed materials as our formal site plan submission for the above referenced project.

The project proposes to construct an 85-unit apartment community with onsite parking between West 52nd Street and West 53rd Street. The property is the former Bayer site and is currently undergoing remediation. Historically, the site was operated by Bayer as the Mobay Chemical Plant and manufactured dyes and pharmaceuticals. The project does not propose any subdivision of the property and consists of a single lot. Stormwater will be treated and detained onsite per NJDEP requirements prior to discharging to the combined sewer operated by Passaic County Sewerage Authority.

The following materials are enclosed for the board's review:

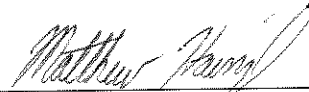
- A3 1. 4 copies of the Application Form A6
- A4 2. 4 copies of the Development Application Checklist including deed, tax certification, 200' owners list, and W-9 A7
- 3. Application fee of \$14,416.67 (check no. 1253) A8
- 4. Escrow deposit of \$12,000.00 (check no. 1254)
- 5. 4 copies of the Site Plans prepared by Bertin Engineering, dated June 22, 2021
- 6. 4 copies of the Survey prepared by Bertin Engineer, dated June 22, 2021
- A9 7. 4 copies of the Stormwater Drainage Analysis prepared by Bertin Engineering, dated June 22, 2021
- A10 8. 4 copies of the Stormwater Operation and Maintenance Manual prepared by Bertin Engineering, dated June 22, 2021
- A11 9. 4 copies of the Traffic Impact Study prepared by Bertin Engineering, dated June 22, 2021
- 10. 4 copies of the Architectural Plans prepared by Sonnenfeld & Trocchia Architects, dated June 22, 2021

AS of (statement)

In addition to the enclosed hard copies, a digital copy of the complete submission can be accessed using the following Dropbox link:
<https://www.dropbox.com/sh/ng9d8171kfwmmgdg/AABxpeo6bU5qw13wTx4Cps61a?dl=0>

If you have any questions or would like to discuss this project in more detail, please do not hesitate to contact me at (973) 487-1794. Thank you for your assistance with this matter.

Very truly yours,
Woodmont Properties



Matthew Hainzl, P.E.
Senior Development Manager

cc: *Mr. Shan Pei-Fanchiang*
Mr. Steven Varneckas