

March 4, 2024

Laxmi Ma Academy URE LLC
2449 John F. Kennedy Blvd.,
Jersey City, NJ 07304

**Re: Palisades Preservation Overlay District
147 Academy Street
Block 12309, Lot 3.01 (formerly Lot 3)
Jersey City, Hudson County, NJ
Chisvette Project No. PN16109**

Dear Property Owner,

The subject project is located on Block 12309, Lot 3.01 in the City of Jersey City, Hudson County, New Jersey and contains 5,151 square feet (sf) or 0.118 acres (Ac) of land ("Subject Site"). The Subject Site consists primarily of an asphalt-paved parking lot with a small, vegetated area on the southwest corner of the property. The Subject Site is in Zone 4: Neighborhood Mixed Use of the Journal Square 2060 Redevelopment Plan area. The Subject Site is also located within the Palisades Preservation Overlay District (PPOD). As such, the project shall conform to the following regulations and standards concerning existing land form analysis as established under § 345-60.1. Palisades Preservation Overlay District—Establishment, procedures and standards:

1. A topographic map of the site at two foot contour intervals (drawn in a lighter line weight) where the slope is less than ten percent (10%), and ten (10) foot contour intervals (drawn in a heavier line weight) where the slope exceeds ten percent (10%).
A topographic map of the existing site at one-foot contour intervals has been provided as part of the Topographic Location Survey Map prepared by V4 Land Surveying PLLC dated November 13, 2023.
2. A land form analysis which shows the location and extent of the site's major landforms including the top of the cliff, the cliff face, the side slope and the base of the slope. Any exposed cliff face shall be shown. The area in each land form category shall be calculated and shown on the land form analysis.
The Subject Site is located above the Palisade Cliff approximately 66' from the cliff face. No side slope or base slopes exist on Subject Site. Grades on the Subject Site range from 7% to 14% slope. The Subject Site has no slopes in excess of 30% and is located above the cliff face.
3. A physical description of the site which shall include a technical summary of site characteristics such as soils, load bearing capacity, erosion potential, depth to bedrock, etc.
Refer to Report of Geotechnical Investigation prepared by JZN Engineering, PC dated March 12, 2019.
4. Site grading and development data which shall include the type and location of development activity, procedures for grading, excavation, construction access and stockpiling, extent and phasing of construction and cut and fill operations.

Refer to Grading, Drainage & Utility Plan, Sheet C-05; Soil Erosion & Sediment Control Plan C-06; Soil Erosion & Sediment Control Details C-07, prepared by Chisvette Engineering revised through November 30, 2023.

5. The minimum building setback line from the edge of the cliff face at the top of the cliff shall be thirty (30) feet . The minimum building setback line from the edge of the cliff face at the base of the cliff shall be sixty-five (65) feet.

The proposed setback from the top of cliff is sixty-six (66) feet. The proposed setback from bottom of cliff is approximately three-hundred (300) feet. The Palisades Cliff is not present on the Subject Site based on the latest survey information for the site.

6. No portion of a building built below the Palisades within the PPOD and within four hundred fifty (450) feet of the cliff face, including all bulkheads, parapets and penthouses, shall extend into the area occupied by the top twenty-five percent (25%) of the distance between the top of cliff and the lowest portion of existing grade of a development site.

Since the Subject Site is above the Palisades cliff, the minimum building setback requirement at the base of the cliff does not apply to this project.

Sincerely,



Mark Chisvette, P.E.
President
Chisvette Engineering

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