

April 15, 2024

Jersey City Planning Board  
Jersey City, Division of Planning  
280 Grove Street  
Jersey City, NJ 07302

**Re: Amended Site Plan  
55 Hudson Street  
Jersey City, Hudson County, NJ  
Langan Project No.: 100975701**

Dear Planning Board Members:

Langan Engineering and Environmental Services, LLC has previously prepared a detailed Traffic Impact Study dated revised August 1, 2022, for 55 Hudson Street associated with the prior approved Site Plan Application. Within that study Langan evaluated the development of 55 Hudson Street up to 62,749 sf of retail space and 1,017 high-rise residential units supported by 378 parking spaces.

It is now proposed to Amend the Site Plan application for 55 Hudson Street to provide 56,119 s.f of retail space and 1,017 high-rise residential units supported by 338 parking spaces. The change in parking includes a variance request to permit additional parking spaces spaces be permitted for the use of the retail tenant. We note that upon preparation of Traffic Impact Study, no adjustments were made for limitation of parking for the retail component. The study was prepared in a conservative manner that assumed that the parking supply would be shared between the residential and retail tenants. Accordingly, the Site Plan Amendment which incorporates a similar number of units and retail area and the associated variance request for the retail parking apaces do not affect the traffic projections, analyses and conclusions previously considered by the Planning Board in its approval of the 55 Hudson Site Plan. The traffic study and its conclusion remain the same for this Amended Site Plan Application.

Langan finds that the proposed project will not significantly change traffic operations in the study area during peak hours. Access to the parking deck will be provided via a driveway along Sussex Street. The project is well situated to provide convenient pedestrian access to the adjacent transit center. Moreover, the proposed site access is projected to operate at acceptable level of service.

The project advances the Colgate Redevelopment Plan objectives by locating the proposed mixed use, high density, residential and retail development in close proximity to multiple transit options resulting in reduced dependence on vehicular travel to and from work, and to and from retail/entertainment opportunities. The proposed retail will support the future residents of the building and the existing residents in the area residential towers.

Langan Concludes that the proposed Site Plan Amendment will not result in any changes to the access design and findings and conclusions of our August 1,2022 Traffic Impact Study as previously reviewed and considered by the Jersey City Planning Board associated with the original Site Plan Approval. Should there be any questions on our findings on this , please do not hesitate to contact our office.

Sincerely,  
**Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.**



Karl A. Pehnke, P.E.  
Vice President

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cc: Christian Zambrano, AIA

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