

DONALD M. PEPE | Partner

dpepe@sh-law.com

Direct Phone: 732-568-8370 | Fax: 201-896-8660

May 12, 2021

VIA FEDERAL EXPRESS AND ELECTRONIC MAIL TO cblack@jcnj.org

Attention: Cameron Black

Jersey City Planning Division

Division of City Planning

City Hall Annex

1 Jackson Square a/k/a 360 MLK Drive

Jersey City, NJ 07305

**Re: 49 Fisk Property Owner, LLC
49 Fisk Street
Block 22103, Lot 1
Jersey City, NJ
Site Plan Amendment Approval P21-041**

Dear Mr. Black:

As you are aware, this firm represents 49 Fisk Property Owner, LLC (the “Applicant”) in connection with an application for Site Plan Amendment Approval with “C” variances from the City of Jersey City Planning Board with respect to the above-referenced property.

In connection with the same, enclosed please find signed electronic copies of the Final Site Plan Revisions Narrative and Unit Matrix Chart. Please also note that the applicant has paid the requisite fees.

Should this application be deemed complete, please advise me of the next available Planning Board meeting so that I can prepare the appropriate mail and newspaper notices.

Thank you in advance for your time and attention to this matter. If you have any questions, comments or need any additional information, please feel free to contact me.

Sincerely,

/s/ Donald M. Pepe

Donald M. Pepe

FOR THE FIRM

DMP/ab

May 7th, 2021
Cameron Black, Senior Planner
Division of City Planning
1 Jackson Square
Jersey City, New Jersey 305

**RE: 49 Fisk Street – Revised Architectural Submission Set
Amended Major Site Plan**

Dear Mr Black:

On behalf of the applicant, 49 Fisk Property Owner, LLC, I am herewith transmitting the following information which provides an overview of the revisions that have been made to the approved major site plan drawings dated 12/31/2020. To help clarify these changes we have enclosed a Unit Matrix Comparison Chart to review the changes made between the previously approved application drawing set dated 12/31/2020 and the new/revised application drawing set dated 4/7/2021, prepared by Minno & Wasko Architects and Planners for your review.

Specifically, the plans dated 4/7/2021 have been revised as follows:

The list of adjustments to the revised sheets is listed as follows:

Sheet C01 Cover Sheet

- The proposed Building Footprint Area, Residential Floor Area, Dwelling Unit Count, and Parking Counts have been updated.

Sheet A01 Ground Floor Plan

- The South East Corner of the building has been modified at the ground floor such that the exterior bearing wall has shifted towards the west, inward towards the building by approximately 6'-7" to 8'-5".
- One Parking Space internal to the building has been eliminated at the ground floor level due to further engineering of the building. However, the proposed 143 Parking Spaces complies with that required per the redevelopment plan.
- The Residential Lobby, Leasing/Management Office, and common spaces at the Ground Floor Level have been updated to reflect

advancement of the Interior Design Layout. However, the Layout remains substantially similarly to the previously approved drawings dated 12/31/2021.

Sheet A02 Second Floor Plan

- The Residential Amenity and common spaces internal to the building at the Second Floor Level have been updated to reflect advancement of the Interior Design Layout. However, the Layout remains substantially similarly to the previously approved drawings dated 12/31/2021.
- The Exterior Courtyard and Terrace design has been updated to reflect advancement of the Landscape Architecture Layout. However, the Layout remains substantially similarly to the previously approved drawings dated 12/31/2021.
- One (1) One-Bedroom Unit was converted to a Studio Unit at the Second Floor Level. The overall bedroom count at this level and Unit Count at this level remains the same.

Sheet A03 Third Floor Plan

- Three (3) One-Bedroom Units were converted to Studio Units and One (1) Two-Bedroom Unit was converted to a One-Bedroom Unit at the Third Floor Level. The overall bedroom count at this level was reduced by One (1) and the overall unit count at this level remains the same.

Sheet A04 Fourth - Fifth Floor Plan

- Three (3) One-Bedroom Units were converted to Studio Units and One (1) Two-Bedroom Unit was converted to a One-Bedroom Unit at each of the Fourth and Fifth Floor Levels. The overall bedroom count at this level was reduced by One (1) and the overall unit count at this level remains the same.

Sheet A05 Sixth Floor Plan

- One (1) One-Bedroom Unit was converted to a Studio Unit and Two (2) One-Bedroom Units were converted to a Two-Bedroom Unit at the Sixth Floor Level. The overall bedroom count at this level remained the same.
- The Total Unit Count at the Sixth Floor Level was reduced by One (1) Unit.
- The Residential Amenity and common spaces internal to the building at the Second Floor Level have been updated to reflect advancement of the Interior Design Layout. However, the Layout remains substantially similarly to the previously approved drawings dated 12/31/2021.

Sheet A06 Roof Plan

- The Exterior Rooftop Amenity Deck design has been updated to reflect advancement of the Landscape Architecture Layout. However, the Layout remains substantially similar to the previously approved drawings dated 12/31/2021.

Sheet A09 South Elevation

- Exterior Alumn. Juliet Balconies were replaced with Alumn. walk-out balconies attached to the exterior of the building.
- The exterior façade design and proposed building materials/colors remains substantially similar to the previously approved drawings dated 12/31/2021.

Please review the enclosed information and contact me should you have any questions.

Sincerely,

49 Fisk Property Owner, LLC

Minno & Wasko Architects and Planners

A handwritten signature in black ink, appearing to read 'SAJ', with a long horizontal line extending to the right.

Stuart A. Johnson, AIA

49 FISK STREET

PRELIMINARY & FINAL SITE PLAN SUBMISSION

MINNOWASKO.COM

REVISED UNIT MIX CHARTS (APPROVED 12/31/20 VS. AMENED 4/7/21)

APPROVED UNIT MIX - 12/31/2020			
<u>PER FLOOR: GROUND FLOOR</u>			
STUDIO:	02	25%	
1 BEDROOM:	05	62%	
2 BEDROOM:	01	13%	
TOTAL PER FLOOR:	08		
<u>PER FLOOR: 2ND FLOOR</u>			
STUDIO:	21	35%	
1 BEDROOM:	28	49%	
2 BEDROOM:	09	16%	
TOTAL PER FLOOR:	58		
<u>PER FLOOR: 3RD FLOOR</u>			
STUDIO:	24	35%	
1 BEDROOM:	32	48%	
2 BEDROOM:	13	17%	
TOTAL PER FLOOR:	69		
<u>PER FLOOR: 4TH-5TH FLOOR</u>			
STUDIO:	24	35%	
1 BEDROOM:	32	48%	
2 BEDROOM:	13	17%	
TOTAL PER FLOOR:	69		
<u>PER FLOOR: 6TH FLOOR</u>			
STUDIO:	23	35%	
1 BEDROOM:	32	50%	
2 BEDROOM:	10	15%	
TOTAL PER FLOOR:	65		
<u>TOTAL BUILDING</u>			
STUDIO:	118	35%	
1 BEDROOM:	161	48%	
2 BEDROOM:	59	17%	
GRAND TOTAL:	338		

AMENDED UNIT MIX - 4/7/2021			
<u>PER FLOOR: GROUND FLOOR</u>			
STUDIO:	02	25%	
1 BEDROOM:	05	62%	
2 BEDROOM:	01	13%	
TOTAL PER FLOOR:	08		
<u>PER FLOOR: 2ND FLOOR</u>			
STUDIO:	22	38%	
1 BEDROOM:	27	47%	
2 BEDROOM:	09	15%	
TOTAL PER FLOOR:	58		
<u>PER FLOOR: 3RD FLOOR</u>			
STUDIO:	27	39%	
1 BEDROOM:	30	44%	
2 BEDROOM:	12	17%	
TOTAL PER FLOOR:	69		
<u>PER FLOOR: 4TH-5TH FLOOR</u>			
STUDIO:	27	39%	
1 BEDROOM:	30	44%	
2 BEDROOM:	12	17%	
TOTAL PER FLOOR:	69		
<u>PER FLOOR: 6TH FLOOR</u>			
STUDIO:	24	38%	
1 BEDROOM:	29	45%	
2 BEDROOM:	11	17%	
TOTAL PER FLOOR:	64		
<u>TOTAL BUILDING</u>			
STUDIO:	129	38%	
1 BEDROOM:	151	45%	
2 BEDROOM:	57	17%	
GRAND TOTAL:	337		