

Connell Foley LLP
Harborside Financial Center
2510 Plaza Five
Jersey City, NJ 07311
P 201.521.1000 F 201.521.0100

James C. McCann
Partner
JMccann@connellfoley.com

October 8, 2021

VIA EMAIL

Matt Ward, Senior Planner
Division of Planning
Division of City Planning City of Jersey City,
City Hall Annex
1 Jackson Square
(a/k/a 360 Martin Luther King Dr.)
Jersey City, NJ 07305-37170

**Re: Application for Administrative Amendment to Preliminary and Final Major Site Plan for 400 Claremont Urban Renewal, LLC
17-19 and 53-63 Yale Avenue and 400 and 148-430 Claremont Avenue,
Jersey City, New Jersey
Block 21801, Lots 4, 5, 8, 9, 10, 15, 16, 17, 18 and 19**

Minor Changes to Approved Amended Site Plans

Dear Mr. Ward:

This firm represents 400 Claremont Urban Renewal, LLC (the "Applicant") the owner and developer of 17-19 and 53-63 Yale Avenue and 400 and 148-430 Claremont Avenue and designated as Block 21801, Lots 4, 5, 8, 9, 10, 15, 16, 17, 18 and 19 on the Official Tax Map of the City of Jersey City (the "Property").

The Applicant received a Preliminary and Final Major Site Plan approval from the Planning Board under Case No. P18-206 on May 7, 2019 and an Amended Preliminary and Final Major Site Plan approval from the Planning Board under Case No. P20-067 on August 11, 2020.

The purpose of this letter is to request an administrative amendment to the Amended Preliminary and Final Major Site Plan approval for the following items:

To add a vestibule at the main building entrance to allow for automatic sliding doors;

To eliminate two (2) dwelling units to allow for a larger open mail room thereby reducing the number of residential units in the building from 631 units to 629 units;

October 8, 2021

Page 2

To add retail storage rooms in the basement of the building; and

To reduce to number of parking spaces in the building from 279 spaces to 258 spaces which is still well in excess of the 208 spaces required by the Route 440-Culver Avenue Redevelopment Plan.

In support of these changes, please find enclosed:

1. Updated Architectural Plans prepared by Marchetto, Higgins, Stieve;
2. Update Zoning Chart prepared by Dewberry; and
3. Project Resolutions.

This project is nearing substantial completion. As such, it would be greatly appreciated if this application could be listed on the Planning Board agenda at the earliest possible date.

The \$150.00 filing fee for this application is being paid electronically.

Thank you.

If there are any questions, please feel free to call my office.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'J. McCann', with a long horizontal flourish extending to the right.

James C. McCann, Esq.
On Behalf of the Firm

JCM/mg

Encs.

cc: 400 Claremont Urban Renewal LLC Attn: Arthur Johnson (via email)