

Mr. Matt Ward, Supervising Planner  
Division of Planning, City of Jersey City  
1 Jackson Square, 2<sup>nd</sup> Floor  
Jersey City, NJ 07305  
VIA EMAIL: mward@jcnj.org

DR. Project No.: 11276-001  
January 3, 2023

**Re: Design Revision Narrative for Subdivision P-22-145 and Preliminary & Final Site Plan P-22-146  
417 Communipaw Ave “Steel Tech”  
Lots 23 & 29, Block 18901  
Jersey City, NJ**

Dear Mr. Ward:

The Preliminary & Final Site Plan Submission, dated 07-29-2022, rev. 08-11-2022, was submitted to and reviewed by the Jersey City Division of Planning. Comments were issued verbally during an in-person meeting on Wednesday, September 7, 2022 and via PDF mark-ups issued on September 12, 2022. Subsequent discussion occurred during a conference call in November 2022. The following revisions have been made to the engineering plans and are reflected in the revised plans, dated 07-29-2022, rev. 12-29-2022.

1. Sheet C-302 has been added to the set, indicating the public open space areas and square footages of each.
2. Off site improvements previously indicated to be performed within Berry Lane Park are shown as “future connection to Berry Lane Park”. As discussed at our 9/7/2022 meeting, off-site improvements will be coordinated with the city at a later date.
3. At the rec center parking lot, the following revisions have been made:
  - a. The parking lot entrance has been shifted to better align with the garage loading entrance.
  - b. A sign has been added indicating the parking lot is for the Rec Center.
  - c. A 5’ landscaped buffer has been added along the building foundation, with concrete pads at entry points.
  - d. The two driveway apron/depressed curbs have been modified to a single depressed curb with bollards to protect the building in between the garage entries.
  - e. A note has been added indicating the east garage entry is for move ins/outs.
4. At the residential building drop off, the following revisions have been made:


The curb line at the drop off entry has been adjusted to align with the curb line at the church property.

  - a. Transformers along the driveway have been labeled.
  - b. Labels have been added to specify the curb at the island.
5. Along Communipaw Ave, the following revisions have been made:
  - a. The stop bar at the intersection with Manning Ave. has been removed.
  - b. Bike racks have been added north of the crosswalks at Manning Ave.
  - c. A label has been added to the concrete sidewalk along the loading area at the Market Building.

- d. The hatching has been corrected at the transformer pad in the loading area, and bollards have been added around the transformer.
- e. Architectural background has been updated to show the stairs and entry at the Market Building.
- f. A trench drain has been added at the toe of slope at the pedestrian walkway.
6. A note has been added indicating the permeable brick plaza is to extend to the existing Head House limits until the proposed Head House addition is constructed. Hatching indicating permeable brick has been added along the south side of the Head House.
7. Along the pedestrian walkway, the second wayfinding sign closest to Berry Lane Park has been removed.
8. Trees have been added to the decomposed granite area at the Food and Beverage Building.
9. The Subdivision Plan has been revised to show a single lot for the Rec Center and parking lot. The plan will be sent to the tax assessor for review upon completion.

Very Truly Yours

DRESDNER ROBIN



Lauren K. Venin, LLA  
Senior Project Manager