



Jennifer Phillips Smith  
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December 13, 2022

**VIA EMAIL**

Matt Ward, PP, AICP  
Supervising Planner  
Division of City Planning  
City of Jersey City, City Hall Annex  
1 Jackson Square  
Jersey City, New Jersey 07305

**Re: Garfield JC Partners LLC (“Applicant”)**  
*2<sup>nd</sup> Supplement to Application for Major Subdivision: (P22-177) (“Application”)*  
*Request for Relief & Response to Completeness Review Comments*  
900 Garfield Avenue: Block 21501, Lots 16; 17; 18.01; 19.01 and 20.01

Dear Mr. Ward:

As you are aware, this office represents Garfield JC Partners LLC, the designated co-redeveloper of certain property located at 900 Garfield Avenue and known on the tax maps of the City of Jersey City as Block 21501, Lots 16; 17; 18.01; 19.01 and 20.01 (the “Property”) and the Applicant in the above-captioned Application for Preliminary and Final Major Subdivision approval.

This submission hereby further supplements the Application and addresses your comments received on December 2, 2022.

Specifically, *Applicant seeks relief* from the Section V.C. (General Administrative Requirements for Subdivisions), Section V.I.G. and Map 5 (Street + Transportation Network Map) requirements of the Canal Crossing Redevelopment Plan because the proposed Rights of Way (ROWs) do not include future ROWs in the lower portions of existing Blocks 14/17/13A and 16/15. Both sets of Blocks are to be consolidated into two new Blocks as part of this Application.

Enclosed herewith please find the following items:

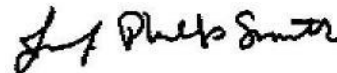
- Revised Jersey City General Development Application (GDA), which has been revised at Question 7 (Approvals Being Sought); Question 8 (Project Description); Section 9 (List of Variances) and at Question 63 to indicate that copies of deed restrictions and easements are attached;
- Copies of Deed Restrictions and Easements;

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- Fee Calculation Worksheet and Payment Confirmation Receipt. The additional payment of \$2400 was made through the City's electronic portal;
- Major Subdivision Plat, prepared by Greg S. Gloor, P.L.S., Dresdner Robin Environmental Management, Inc., dated August 18, 2022, and last revised as of December 12, 2022. The Plat has been modified in the following manner:
  - o Modified to more clearly delineate the subdivision lines.
  - o Zoning Table revised with Right of Way information (*Block and Lot designations to be approved by the City of Jersey City Tax Assessor's Office*).
  - o Indication added to General Notes section as to whether Property contains a right-of-way Preservation area per Map 4.4-1 of the JC Master Plan Circulation Element.
  - o Addition of a key map at a scale not less than 1" to 600' depicting a 1000' radius clearly identifying zoning district, streets and lots involved in the Application.
- Revised Draft 1/10/23 Hearing Notice. Revised to indicate the relief being requested (*Zoom and Call-in information to be added once made available*);
- Project Description/Statement of Principal Points;
- Affidavits of Ownership;
- Certified List of Properties within 200'. Dated December 1, 2022; and
- ALTA/NSPS Land Title Survey, prepared by Greg S. Gloor, P.L.S., Dresdner Robin Environmental Management, Inc., dated November 7, 2022.

Sets of these materials will be circulated to the Review Agents contemporaneously with this submission. If you or the Planning Board should require anything further in order to deem this application complete and added to the Board's January 10, 2023 agenda, please do not hesitate to contact me.

Sincerely,



Jennifer Phillips Smith  
Director

Cc (via email):

Joey-Ann Morales  
Garfield JC Partners LLC  
Dresdner Robin  
Lichuan Wang & Drew Banghart  
Ruth Mogro / Joseph Newmann  
Lyndsey Scofield, PMP  
Ed Toloza, Laura Tacuri & Lucien Taduran  
Enclosures