

October 6, 2023

VIA TYLER PORTAL

Matt Ward, Senior Planner
Jersey City Division of Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: 191-193 Academy Street, Jersey City, NJ 07307
Block 12308, Lots 6 and 7
Preliminary and Final Major Site Plan Approval with 'c' variances**

Dear Mr. Ward,

Please be advised this office represents Academy Partners, LLC (the "Applicant"). Applicant is the owner of 46 191-193 Academy Street, also known as Block 12308, Lots 6 and 7 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within Zone 4: Neighborhood Mixed Use district of the Journal Square 2060 Redevelopment Plan (the "Redevelopment Plan") area. The Property is subject to the requirements of the Redevelopment Plan and Jersey City Land Development Ordinance (the "JC LDO").

The Property is a 5,000 square foot lot that is presently improved with two residential structures. Applicant proposes clearing the property and constructing a new five (5) story residential building containing twenty-three (23) dwelling units and twelve (12) bike parking spaces on the ground floor (the "Project").

Based on our office's review, it appears that the Project will require the following variances:

1. A deviation pursuant to N.J.S.A. 40:55D-70(c) for minimum lot size;
2. A deviation pursuant to N.J.S.A. 40:55D-70(c) for minimum lot width;
3. A deviation pursuant to N.J.S.A. 40:55D-70(c) for front yard setback;
4. A deviation pursuant to N.J.S.A. 40:55D-70(c) for rooftop appurtenances coverage; and
5. Any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended

or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

In support of this request, please find enclosed the following application materials:

1. One (1) revised General Development Application;
2. Executed Affidavits packet (Affidavit of Submission; Affidavit of Performance; Affidavit of Ownership);
3. 10% ownership disclosure;
4. Zoning Determination Letter;
5. One (1) set of Architectural Plans prepared by GRO Architects, PLLC (Richard Garber, AIA), with a final revision date of July 12, 2023;
6. One (1) set of civil engineering plans prepared by manTerra Design, LLC (Giovanni Manilio, PE), with a final revision date of October 4, 2023;
7. One (1) Stormwater Management Report prepared by manTERRA Design LLC, dated August 12, 2022;
8. One (1) Survey prepared by Behar Surveying Associates, PC (Jeremy Klapper), dated November 1, 2021;
9. One (1) Traffic Impact Study prepared by prepared by Klein Traffic Consulting, LLC;
10. One (1) copy of a draft public notice to be distributed by mail and posted within the Jersey Journal pursuant to N.J.S.A. 40:55D-12.
11. An updated 200' radius property owners list;
12. Two (2) Determination of Significance letters for 191 Academy Street and 193 Academy Street; and
13. Proof of Prior Application Fee Payments.

Please note that the following will be provided under separate cover: Statement of Principal Points; and any other documents requested by City Planning staff. Thank you for your time and consideration.

Very truly yours,

/s/ Charles J. Harrington, III

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