



GRO ARCHITECTS, PLLC

Date: 27 July 2023

To: Mr. Cameron Black
Department of City Planning
360 MLK Drive
Jersey City, NJ 07305

From: Richard Garber, AIA
GRO Architects, PLLC
125 Maiden Lane, Suite 506
New York, NY 10038

Re: Proposed interior updates to 342 Johnston Avenue, Block 17506, Lot 11

via e-mail

Dear Cameron,

Thank you again for speaking with me and our team a couple of weeks ago regarding pending changes to 342 Johnston. As we discussed, these are primarily interior in nature, primarily stemming from a relocation of the second egress stair for efficiency. This allows for interior updates to the residential units, as well as the possibility of adding retail frontage to the Johnston Street elevation. Accompanying this letter is a drawing set per our recent discussions.

The sale of land is finally complete with the owner looking forward to starting construction documentation and building the structure, however, we will need to work with your office to find the most expedited way to process these updates. Again, these are primarily interior configuration changes, and we feel make the building better!

A list of changes for your reference, coordinated with the sheet numbers follows below:

PB-000

1. ZONING CHART

A. MAX. BUILDING COVERAGE (No change)

- a. REQUIRED: 75%
- b. APPROVED: 1ST:100%; 2ND:82%; 3RD-6TH:82%; 7TH-8TH:59%
- c. PROPOSED: 1ST:100%; 2ND:82%; 3RD-6TH:82%; 7TH-8TH:59%

B. MAX. RESILENCY BONUS COVERAGE ABOVE 60'-0" (No change)

- a. REQUIRED: 65% OF BUILDING COVERAGE (PERMITTED BULK)
- b. APPROVED: 59%
- c. PROPOSED: 59%

NEW YORK

JERSEY CITY

SHANGHAI

C. MAX. ADDITIONAL BULK COVERAGE ABOVE 6TH FLOOR (No Change)

- a. REQUIRED: 65% OF BUILDING COVERAGE (PERMITTED BULK)
- b. APPROVED: 59%
- c. PROPOSED: 59%

2. BUILDING DATA

A. BUILDING AREA (+263 sf)

- a. APPROVED: 59,758 SF
- b. PROPOSED: 60,021 SF

B. UNIT TYPE

- a. APPROVED: 55 units - 30 one-bedroom; 1 studio; 24 two-bedroom
- b. PROPOSED: 55 units - 28 one-bedroom; 3 studio; 24 two-bedroom (2 one-bedroom units converted to studios to increase diversity of unit mix)

C. PARKING SPACES (No change to stall count, 3 compact spaces changed to regular)

- a. APPROVED: TOTAL: 14 stalls, 7 regular stalls; 6 compact stalls; 1 ADA
- b. PROPOSED: TOTAL: 14 stalls, 10 regular stalls; 3 compact stalls; 1 ADA (number of compact stalls reduced)

3. GROSS UNIT AREA SCHEDULE

- A. Unit numbers are reorganized
- B. Added number of bedrooms per units
- C. Modest changes to unit sizes due to interior reorganization

4. GROSS BUILDING AREA BY LEVEL (Ground Floor +72 Sf)

- A. Approved: 1st: 9,229 SF; 2nd: 7,809 SF; 3rd-6th: 7,809 SF each; 7th-8th: 5,600 SF
- B. Proposed: 1st: 9,301 SF; 2nd: 7,809 SF; 3rd-6th: 7,809 SF each; 7th-8th: 5,600 SF

5. GROSS BUILDING AREA BY USES (modest changes, circulation made more efficient)

- A. Approved:
 - a. Circulation: 8,459 Sf
 - b. Commercial: 2,269 Sf
 - c. Parking: 4,393 Sf
 - d. Residential: 41,772 Sf
 - e. Residential Amenities: 2,314 Sf
 - f. Resiliency Space: 400 Sf
 - g. Utilities: 831 Sf
- B. Proposed:
 - a. Circulation: 7,891 Sf
 - b. Commercial: 2,289 Sf
 - c. Parking: 4,692 Sf
 - d. Residential: 41,088 Sf
 - e. Residential Amenities: 1,664+985 Sf
 - f. Resiliency Space: 400 Sf
 - g. Utilities: 1,012 Sf

6. ARCHITECTURAL SHEET LIST

- A. List is updated

PB-030

- A. Residential entrance moved to Whiton street
- B. Commercial entrance all on Johnston Avenue
- C. Ground floor layout updated, moved stairs and elevator core to the center and relocated programs

PB-101

- A. Stair 'A', Stair 'B', elevator location updated
- B. Residential entrance moved to Whiton street d, commercial entry on Whiton updated
- C. Commercial entrance all on Johnston Avenue
- D. Parking layout change, turned 3 compact spaces to standard
- E. Lobby, utilities, and bike room layout all updated

PB-102

- A. Stair 'A', Stair 'B', elevator locations updated
- B. Outdoor amenity spaces and entry locations updated
- C. 961 SF lounge space added
- D. All unit numbers, unit sizes and layouts updated
- E. Resiliency space location updated

PB-103

- A. Stair 'A', stair 'B', elevator locations updated
- B. All unit numbers, unit sizes and layouts updated
- C. Residential unit balcony locations and sizes updated

PB-104

- A. Stair 'A', Stair 'B', elevator locations updated
- B. All unit numbers, unit sizes and layouts updated
- C. Residential unit balcony locations and sizes updated

PB-105

- A. Stair 'A', Stair 'B', elevator locations updated
- B. All unit numbers, unit size and layout updated
- C. Residential unit balcony locations and sizes updated
- D. Setback on Whiton Street updated from 4'-0" to 5'-0"
- E. Setback on Johnston Street updated from 7'-2" to 6'-6"

PB-106

- A. Stair 'A', Stair 'B', elevator locations updated
- B. All unit numbers, unit sizes and layouts updated
- C. Residential unit balcony locations and sizes updated
- D. Setback on Whiton Street updated from 4'-0" to 5'-0"
- E. Setback on Johnston Street updated from 7'-2" to 6'-6"

PB-107

- A. Green roof area updated
- B. Setback on Whiton Street updated from 4'-0" to 5'-0"
- C. Setback on Johnston Street updated from 7'-2" to 6'-6"
- D. Mechanical area updated
- E. New variance requested for roof appurtenance coverage

PB-201 to PB-204

- A. All elevations updated per proposed floor plans
- B. Windows sizes and locations are updated per proposed floor plans
- C. Railings in rear specified as horizontal cable railings, nothing previously specified

I hope you find these modest changes expand living spaces along the street frontage and make circulation more efficient. I look forward to discussing with you and finding the best path forward. We are eager to get this project moving again.

Sincerely,



Richard Garber, AIA
License No. 21AI01735200

CC. Tanya Marione, Planning Director

