

## ADDENDUM

### 3. PROPOSED DEVELOPMENT & 4. VARIANCES BEING SOUGHT:

The Applicant proposes amended final site plan approval with deviations for Phase 1 of a previously approved two phase, mixed-use project consisting of a total of approximately 1,189 residential units, parking for approximately 368 (**365 – previously approved but assumed decrease in P2**) vehicles, approximately 6,038 square feet of gallery and café space, and 47 signs. In addition, as part of the project, the Applicant will construct a Pavonia Avenue to Van Reipen Avenue Street Connector, a publicly accessible pedestrian walkway/art walk/plaza & alternative PATH access corridor, publicly accessible open space, 50-foot-wide public access easements allowing the future continuation of Pavonia Avenue, Van Reipen Avenue and Bryan Place to the Zone 2 boundary, and a dog park, all in accordance with the requirements of Zone 10 of the Journal Square 2060 Redevelopment Plan (“Plan”), where the project is located, and an agreement (“Redevelopment Agreement”) between the Applicant and the Jersey City Redevelopment Agency. Further, subject to the terms of the Redevelopment Agreement between the Applicant and the Jersey City Redevelopment Agency, the Applicant will make improvements for the continuation of the publicly accessible pedestrian walkway/art walk and alternative PATH corridor through Magnolia Street and Concourse West/Gloria Esposito Way, as well as provide the property rights necessary for the required loading docks at Site 6 to be constructed by other parties (the “Approved Project”). The Approved Project received Preliminary and Final Major Site Plan Approval with Deviations and Preliminary and Final Major Subdivision Approval with a Deviation by Resolutions memorialized by the Planning Board on October 11, 2022.

The previously approved Phase 1 Lot (Block 10601, Lot 34.02) is the subject of an application for Preliminary and Final Major Subdivision with Variances currently pending before the Planning Board, reflecting the newly Proposed Phase 1 Lot (Block 10601, Lot 34.03) and the Proposed Loading Dock Lot (Block 10601, Lot 34.04).

In accordance with the approval for the Approved Project, Phase 1 will include 595 residential units, approximately 6,038 square feet of gallery and café space, 237 parking spaces, 26 signs, and construction of a portion of the publicly accessible pedestrian walkway/art walk/plaza & alternative PATH access corridor, a portion of the Pavonia Avenue to Van Reipen Avenue Street Connector, as well as open space.

As more specifically outlined in the three memorandums prepared by the project architects, engineers, and landscape architects, the present application to amend Phase 1 will include the following minor changes to the development: a decrease in the Phase 1 Building 1 height from 560’ to approximately 548’-6””; change to the floor to floor height; change to the gross floor areas; adjustment to exterior walls; revisions to building coverage; removal of exterior steps; increase in exterior residential recreation space; revisions to ground floor use frontages and transparency; changes to energy efficiency; and revisions to signage.

In connection with the present application, the Applicant requires the following deviations from the Plan:

1. Section VI.K.13 of the Plan, limiting the maximum building coverage for all structures within Zone 10 to 38%, where 40% building coverage is proposed.
2. Section III.H.3 of the Plan, requiring all new construction to demonstrate 15% improvement in energy efficiency of the building envelope and mechanical systems over ASHRAE 90.1.2007 or the most recently adopted energy standards by the NJ Department of Energy, where the project will be in full compliance with ASHRAE 90.1.2016.
3. Section III.D.10.e of the Plan to permit relief from the requirement that no more than fifteen (15) percent of the first-floor street frontage and no more than 30 consecutive linear feet along a public right-of-way may be dedicated to other uses such as meter rooms, blank walls, emergency exits, etc., where proposed Building 1 was previously approved for 19% & more than 30 consecutive linear feet of such uses and will now contain 20% & more than 30 consecutive linear feet of such uses and where proposed Building 2 was previously approved for 27% & more than 30 consecutive linear feet of such uses and will now contain 47% & more than 30 consecutive linear feet of such uses.
4. Section III.A.18 and Section III.D.10.C of the Plan to permit relief from the requirement that all storefront facades shall incorporate a minimum of 80% transparent glass, where proposed Building 2 was previously approved for 55% transparent glass and will now contain 30% transparent glass.
5. Section IV.B.4.b(i) of the Plan to permit relief from the requirement for signs along all rights-of-way where retail is not required, for all other uses, that each such use fronting on a public street may be permitted one exterior sign per entryway per street frontage, and that buildings with multiple uses shall not have more than one sign per use, where four (4) building sconce signs were previously approved for Building 1 and five (5) building sconce signs are now proposed for Building 1.
6. Any other deviations/variances, waivers and/or exceptions from the Plan or the Jersey City Land Development Ordinance that the Planning Board shall deem necessary in connection with this application.

## **9. SUBJECT PROPERTY, Items 51 & 52**

Former Lots:

Block 9404, Lot 41: Width – 89.52', Depth – 100.00'  
Block 9404, Lot 35: Width – 176.73', Depth – 151.83'  
Block 9404, Lot 34: Width – 260.04', Depth – 201.84'  
Block 10601, Lot 38: Width – 178.11', Depth – 78.22'  
Block 10601, Lot 39: Width – 305.82', Depth – 118.90'

Block 10601, Lot 41: Width – 287.39', Depth – 118.90'

Previously Approved Lots:

Phase I (Block 10601, Lot 34.02): Width – 392.42', Depth – 193.21'

Phase II (Block 9404, Lot 34.01): Width – 420.54', Depth – 181.66'

New Proposed Phase 1 Lot (Block 10601, Lot 34.03): Width – 318.90', Depth – 193.21'

Proposed Loading Dock Lot (Block 10601, Lot 34.04): Width – 76.63', Depth – 118.89'