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CONNELL FOLEY, LLP
Harborside Financial Center
185 Hudson Street, Suite 2510
Jersey City, NJ 07311-4029
Telephone: (201) 521-1000
Facsimile: (201) 521-0100

To: Tanya Marione, PP, AICP
Address: Director, Division of City Planning
City of Jersey City, City Hall Annex

1 Jackson Square
Jersey City, New Jersey 07302

From: James C. McCann, Esq.
Lot

Copy to: KRE/Silverstein 808 Pavonia LLC
[Attn: Noah Chrismer]

Date: December 16, 2022

Case #: NEW AMENDMENT/ PRIOR APPROVAL
CASE # P22-137

Applicant: KRE/Silverstein 808 Pavonia LLC

Subject Property: Previously approved Block 10601,
34.02 (Phase 1); Block 9404, Lot 34.01 (Phase 2);
F/K/A Block 9404, Lots 34, 35, 41; Block 10601, Lots
38, 39, 41

Project: Amended Final Major Site Plan Approval
with Deviations for Phase 1

This firm represents the applicant, KRE/Silverstein 808 Pavonia LLC ("Applicant") regarding the above application for an Amended Final Major Site Plan Approval with Deviations for Phase 1 of this previously approved two phase, mixed-use project.

The 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 & Deviation filed simultaneously herewith, reflecting a newly proposed Phase 1 Lot (Block 10601, Lot 34.03) and the newly proposed Loading Dock Lot (Block 10601, Lot 34.04).

This 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"; a decrease in the number of stories from 49 to 48; change to the floor to floor height for the top two floors; 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. Further details regarding the proposed changes to the initial approval are summarized in the memorandums prepared by the project architects, engineers, and landscape architects filed with this application. A description of the deviations and variances requested is set forth in the Note # 1 below.

In accordance with the initial site plan approval, Phase 1 will continue to 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/plaza & alternative PATH access corridor, a portion of the Pavonia Avenue to Van Reipen Avenue Street Connector, as well as open space. A summary to the entire project is set forth in the Note # 2 below.

In this regard, we enclose the following documents for your review:

Submitted	No. of Original/Copies	Description
X	1	General Development Application with Addendum to Application identifying Deviations (along with copy of prior Resolutions of Approval for the project) <u>See attached pdf</u>
X	1	Affidavits of Submission for Block 9404, Lots 34, 35, 41 and Block 10601, Lots 38, 39, 41 on behalf of Applicant and Property Owners. <u>See attached pdf</u>
X	1	Reserved.
X	1	One (1) set of Development Plans, prepared by Handel Architects LLP, dated as of December 9, 2022, Langan Engineering and Environmental Services, Inc., dated as of December 9, 2022, and Melillo Bauer and Carman, dated as of December 9, 2022, <u>See attached links.</u>
X	1	One (1) Survey prepared by Langan Engineering and Environmental Services, Inc., dated as of July 20, 2022. <u>See attached link.</u>
x	1	Memos of changes (3) prepared by Handel Architects LLP, dated as of December 9, 2022, Langan Engineering and Environmental Services, Inc., dated as of December 9, 2022, and Melillo Bauer and Carmen, dated as of December 9, 2022 <u>See attached links</u>
X	1	Statement of Principal Points. <u>See attached pdf.</u>
X	1	Affidavit of Performance. <u>See attached pdf.</u>
X	1	Ownership Disclosure Statement for KRE/Silverstein 808 Pavonia LLC. <u>(See attached pdf.</u>
X	1	Tax Certifications. <u>See attached pdf</u>
X	1	Waiver Request Letter dated December 15, 2022. <u>See attached pdf</u>
X	1	Certified List of Property Owners within 200 feet. <u>See attached pdf</u>
X	1	Color site photos for your review. <u>See attached link.</u>

Please process the enclosed accordingly. All outstanding documents including Affidavits of Ownership on behalf of Property Owners. will be forwarded upon receipt.
Hard copies of all site plans will be provided upon request.

The \$150.00 deposit for this Application will be submitted electronically upon request.

Note # 1: 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.

Note #2: Phase I and Phase II consist of a total of approximately 1,189 residential units, parking for approximately 368 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 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").