

January 18, 2023

Joyce Waterman, Jersey City Council President
280 Grove Street
Jersey City, New Jersey 07302

Re: 590 Grand Street, Fairmount Ave and Johnston Ave

Dear Council President Waterman,

I write this letter in support for Michael Mecca's project at **590 Grand Street, Fairmount Ave and Johnston Ave**. Going as far back as July of 2019, Michael Mecca has worked cooperatively and collaboratively with the Morris Canal Community and other community stakeholders seeking input on his mixed-use residential project at **590 Grand Street, Fairmount Ave and Johnston Ave**. He has even taken our advice with regards to his plans. The project was presented to the community at our December, monthly community meeting.

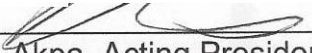
We believe that he is a responsible developer and that our neighborhood and city alike will benefit from this developer's conscientious efforts to maximize vacant land for the good of Jersey City as part of his development model. If more developers would engage the community at its infancy stages of development, as Mr. Mecca has done; I believe there would be less disputes and more cohesiveness in projects developed in the community.

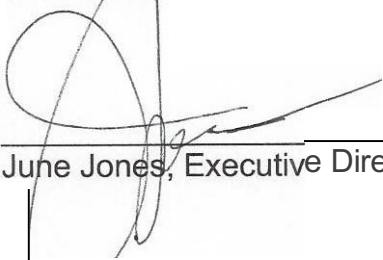
We support his seeking of a variance for the project for its highest and best use. This will bring the project under the city's IZO, and will create 10% affordable housing on the site. Given the current state of Jersey City and our ranking as the most expensive city in the United States, we need as much affordable housing as we can get.

Mike Mecca and his family are Jersey City residents for many generations, he has committed himself to Jersey City with a desire to participate in the development of the city he lives and loves. He is the small developer, pursuing the American dream who deserves the opportunity to get a piece of the pie, given his experience, capacity and determination to persevere. These are some of the reasons why Morris Canal CDC is compelled to support his project and his right to develop the property that he owns.

Please support Mr. Mecca's project, not only because he has the ability to get this project done but because it is a good project and it's being sponsored by a Jersey Cityite! We must also give those who have demonstrated long term investment in Jersey City, through the good and the bad a just return on their investment with allowance to Continue to make Jersey City theirs.

Warm Regards


Uche Akpa, Acting President Coalition


June Jones, Executive Director

CC:
Jersey City Council Members
Michael Mecca, Project Owner
Matt Ward, Senior Planner, Jersey City Planning Department
MCCDC Board of Directors

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