

September 29, 2023

**VIA EMAIL AND ELECTRONIC FILING**

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: Application for Amended Preliminary Major Site Plan Approval  
Emerson Leasing Co., III, LLC  
316 Fifteenth Street (Block 6903, Lot 3.04) (Phase III)**

Dear Mr. Ward,

As you are aware, this office represents Emerson Leasing Co., III (the “Applicant”). Applicant is the ground lessor of the parcels formerly known as a portion of 614 Monmouth Street and 255-259 Coles Street (Block 6903, Lots 1, 2 and 3). The Property was subdivided and approved by the Jersey City Planning Board under Case No. P18-041 as Development Parcels, which are now known as Monmouth Street, 315, 316, 325 and 326 Fifteenth Street and Fifteenth Street and designated as Block 6903, Lots 1.01 and 1.02, Lot 3.01, 3.04, Lot 2.01, 3.03 and 3.02, respectively on the official tax map of the City of Jersey City (the “Property”). The Property is located within the Emerson District of the Jersey Avenue Parking Redevelopment Plan (the “Redevelopment Plan”) area.

On July 10, 2018 the Jersey City Planning Board approved Preliminary and Final Major Site Plan (Phase I) and Preliminary Major Site Plan (Phases II, III and IV) under Case No. P18-047, for approval to construct a four (4) phase project consisting of a mixture of new development towers and the adaptive reuse existing, original warehouse building for retail, parking and public uses and 1,100 residential dwelling units attendant on-site parking and retail and commercial and a public use facility on the Property. The following tables outline the Phases as approved:

Phase	Development Lot within Block 6903	Phase Description
I	3.01	Twenty-six (26) story tower, stepping down to twenty-five (25) stories on a six (6) story podium, containing 350 dwelling units, 307 parking spaces, 10,400 square feet of retail space and a 23,900 square foot Public Use

		Facility. The Coles Street Park approved under Case No. P18-048 will be completed in conjunction with Phase I.
II	2.01	Twenty-six (26) story tower, stepping down to twenty-five (25) stories on the same six (6) story podium as Phase I, containing 300 dwelling units and 159 parking spaces.
III	3.03	Restoration of the existing Continental Can Company building in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties including restoration of the existing, exterior concrete and brick and replacement of windows. Phase III will include 150 dwelling units and 60 parking spaces.
IV	3.04	Twenty-six (26) story tower including 200 dwelling units

Thereafter, Applicants applied for and received approval on January 19, 2021, under Case No. P19-187 for Amended Preliminary and Final Major Site Plan approval for Phases II, III, and IV as follows (changes are underlined and bold):

Phase	Development Lot within Block 6903	Phase Description
I	3.01	As approved. No proposed changes
II	2.01	Twenty-five (25) stories on the same six (6) story podium as Phase I, containing <b><u>340 dwelling units and 128 parking spaces.</u></b>
III	3.03	Phase III will include <b><u>156 dwelling units and 94 parking spaces, as well as retail and commercial space.</u></b>
IV	3.04	Twenty-six (26) story tower including <b><u>253 dwelling units</u></b>

Applicants now seek amendments to Preliminary Major Site Plans approved for **Phase III**, **only**, pursuant to the following schedule:

Phase	Development Lot within Block 6903	Phase Description
I	3.01	As approved. No proposed changes
II	2.01	As approved. No proposed changes
III	3.03	<p>The basement garage and parking will be eliminated.</p> <p>The ground-floor layout of Phase III will be altered to replace the 16th Street garage entrance ramp and ground-floor residential units with permitted ground-floor retail use. Ground-floor retail space shall be increased from 19,000 square feet to approximately 38,400 square feet.</p> <p>Bike storage room to be relocated from the basement to the ground floor with direct egress.</p> <p>The original one-story building entries will be kept and restored, instead of demolished and redesigned as previously proposed.</p> <p>Unit count will be reduced from 156 to 140. These sixteen (16) dwelling units will be relocated within Phase IV.</p>
IV	3.04	As approved. No proposed changes

In addition to the above explanation of proposed changes, please also find attached a sheet-by-sheet summary of the changes to the architectural plans prepared by Urban Architecture LLC, dated September 18, 2023.

Upon review of the Redevelopment Plan, it is this office's opinion that the proposed amendments to the Project as approved are as of right and subject only to site plan amendment review for Jersey City Planning Board. Please note that the Redevelopment Plan amendments were specifically designed to accommodate the development of the Property as designed. However, Applicant does request any deviations, waivers, variances or exemptions which may become necessary during the review and processing of this application.

In conjunction with the request, I hereby submit the following for your review:

1. One (1) completed General Development Application;
2. Executed Affidavits of Performance and Ownership;

3. One (1) 10% Disclosure;
4. One (1) certified 200' radius list;
5. One (1) certificate of taxes paid;
6. One (1) draft notice pursuant to N.J.S.A. 40:55D-12;
7. One (1) set of revised architectural plans prepared by Urban Architecture LLC (Ronald J. Russell, RA), with a latest revision date of September 18, 2023;
8. One (1) summary of the proposed Phase III amendments prepared by Urban Architecture LLC (Ronald J. Russell, RA), dated September 18, 2023;
9. One (1) site plan (C-20) of the proposed Phase III amendments prepared by Urban Architecture LLC (Ronald J. Russell, RA), dated September 18, 2023;
10. One (1) CML Cover Sheet (G-005) of the proposed Phase III amendments prepared by Urban Architecture LLC (Ronald J. Russell, RA), dated September 18, 2023;
11. Depiction of the neighborhood phasing;
12. Prior Resolutions of approval (P18-041; P18-047; P19-187).

Please note that the following will be submitted under separate cover: a letter of rejection from the Zoning Officer (if necessary), and a Statement of Principal Points (if necessary) Review Agents sets, proof of notice, and site photos.

If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully,

*/s/ Thomas Leane*

Thomas Leane

TL/vxc  
Enclosures