

May 17th, 2021

Mallory Clark

Senior Planner

Jersey City, City Planning

Re: 3-25 New York Ave, Jersey City – Final Site Plan Application

Block 6001, Lot 36

Jersey City, NJ 07307

Ms. Clark,

Please find enclosed the following documents relating to our Final Site Plan Application for 3-25 New York Avenue (Block 6001, Lot 36).

- (1) Completed General Development Application;
- (1) Affidavit of Ownership & 10% Disclosure Statement;
- (1) Affidavit of Performance;
- (1) Copy of Letter of Historic Significance (deemed not significant);
- (1) Set of Current Color Site Photos;
- (1) Proof of Taxes Paid to Date;
- (1) Proof of Water Bills Paid to Date.
- Digital Set of Architectural Site Plans prepared by Minno & Wasko Architects and Planners;
- Digital Architectural Narrative of changes from the Preliminary Site Plan approval set;
- Digital Set of Civil Engineer Site Plans prepared by Lapatka Associates;
- Digital Civil Narrative of changes from the Preliminary Site Plan approval set;
- Digital Set of Landscape Architecture Drawings prepared by Melillo and Bauer Associates;
- Digital Landscape Narrative of changes from the Preliminary Site Plan approval set;

Requested waivers include the following:

- Traffic Impact study and Supplemental study, as both studies were prepared during the preliminary and final site plan applications, and the amendment application does not alter the number of parking spaces, and a minor decrease in unit count does not substantially impact the number of vehicles accessing or egressing the property;

Please let me know if you require anything further for your review of our final site plan application. We look forward to hearing from you.

Sincerely,

Robert Giannone

Development Manager

Devan PropCo, LLC.

C/O Fields Grade Development

1 Evertrust Plaza, Suite 102 NJ 07302

C. (347)-502-9752

T. (201) 656-6160

E. RGiannone@FieldsGrade.com