



Memo

To: Tanya Marione – City of Jersey City Division of Planning

From: Melillo + Bauer Associates, Inc.

Date: October 25, 2021

RE: Journal Squared Phase 3 – Amended Preliminary & Final Site Plan

In support of the application for Amended Preliminary & Final Site Plan Approval for Phase 3 of the Journal Squared Development, we note the following changes from the previously approved Landscape plans for Preliminary Approval on December 18, 2012:

- 2 bike racks to accommodate up to 4 bikes were installed outside the phase 3 tower along Pavonia Avenue.
- The phasing line between phase 2 and phase 3 was updated.
- One street tree along Summit Avenue was eliminated due to conflicts with the location of the Phase 3 transformer vaults within the sidewalk and underground utility lines. The elimination of this tree will require a deviation from Section III.G.6 of the Redevelopment Plan.
- One light fixture is proposed to be mounted to the relocated traffic signal on Summit Avenue, near the intersection of Pavonia Avenue. This fixture would match the existing cobra head fixtures that are currently located along Summit Avenue.