

May 27, 2022

VIA EMAIL AND FEDEX

Tanya Marione, Director
Division of City Planning
City Hall Annex
1 Jackson Square
Jersey City, NJ 07307

**Re: 503-509 Communipaw Ave, LLC
Administrative Amendment Approval
503-509 Communipaw Ave
Block 18703, Lots 1 and 2
Jersey City, NJ**

Dear Director Marione,

Please be advised that firm represents the Applicant, 503-509 Communipaw Ave, LLC. The Applicant received Preliminary and Major Site Plan Approval with “c” variances pursuant N.J.S.A 40:55D-70(c) (minimum parking spaces; minimum rear yard setback) from the Jersey City Planning Board by way of resolution, P19-055, on May 7, 2019 to develop a five (5) story mixed-use building with thirty-six (36) residential units with two (2) affordable work force units, ground floor retail/commercial space, a community room, three (3) on-site car-sharing vehicles/parking spaces, fifteen (15) off-site car parking spaces within 750 feet of the project, and eighteen (18) on-site bicycle parking spaces.

The Applicant is requesting an Administrative Amendment Approval to the development project. The Administrative Amendments include the following changes: (1) proposed curb extensions along Arlington Avenue and Communipaw Avenue including the corner of the intersecting streets to provide for pedestrian safety; and (2) offsite improvements at the intersection of Harmon Street, Arlington Avenue and Grand Street. Applicant proposes planters and landscaping to cap the intersection prohibiting access from Arlington Street to Grand Street. The proposed improvements are consistent with the proposed roadway pattern as approved by the Jersey City Division of Engineering and Traffic.

- 1) A check payable to the City of Jersey City in the amount of \$100 representing the Administrative Amendment Fee; and
- 2) Proposed Off-Site Improvements plan prepared by Stonefield Engineering and Design dated April 1, 2022 containing two (2) pages.

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Please process the enclosed according. It is respectfully requested that this be heard at the June 14, 2022 Planning Board hearing. If you have any questions concerning same, please do not hesitate to contact my office.

Very truly yours,

Thomas P. Leane

Thomas P. Leane

TPL/
cc: Elizabeth Oppen, Urban Designer (via email)