



November 4, 2022

Attn:

Ms. Tanya Marione, PP, AICP  
Director of City Planning  
Department of Housing, Economic Development and Commerce  
City Hall Annex  
1 Jackson Square  
Jersey City, NJ 07305

Re: **37-47 High Street**  
Block 10802, Lots 11-15  
**P17-051 (memorialized 08/15/2017, with extension P19-129 memorialized 09/17/2019)**

Ms. Marione:

Our proposed amendments listed below were primarily brought about by current field conditions, material availability under current market conditions, and owner proposed plan and material updates.

Listed below are the specific proposed plan amendments:

Sheet #	Sheet Label	Revision Date	Proposed Amendments
<b>General Notes:</b> <ol style="list-style-type: none"><li>1. The proposed amendments were brought about primarily by current site conditions and supply chain delays due to the pandemic;</li><li>2. The proposed amendments are not visible from the street level;</li><li>3. Approved building footprint, building coverage remains unchanged;</li><li>4. Approved unit count and unit mix remain unchanged;</li><li>5. Approved exterior material finishes remain unchanged;</li><li>6. Total vehicle and bicycle parking spaces remain unchanged;</li><li>7. Total building height remains unchanged;</li></ol>			
S-130	Site Development Plan	10.10.2022	<ul style="list-style-type: none"><li>• Proposed street trees and pits have been reduced due to existing underground utility and newly installed PSEG utility poles conflicts, and PSEG transformer vault clearance requirements;</li><li>• As instructed by the Jersey City division of parks &amp; forestry, a donation to the Jersey City tree fund shall be accepted in lieu of the remainder of unplanted street trees;</li><li>• JC forestry representative has also recommended a change of tree species based on current field conditions;</li></ul>
A-120	Second Floor Plan	10.10.2022	<ul style="list-style-type: none"><li>• Updated rear parapet;</li><li>• Removed planter boxes;</li></ul>
A-130	RoofDeck Plan	10.10.2022	<ul style="list-style-type: none"><li>• Updated rooftop mechanical equipment layout;</li><li>• Relocated emergency generator from above stair 1 bulkhead to roofdeck level;</li><li>• Added prefab central boiler room;</li></ul>



			<ul style="list-style-type: none"><li>• Increased green roof area from 2,015sf to 2,250sf;</li><li>• Updated paver material from IPE wood tiles to bluestone porcelain tiles;</li></ul>
A-200	Street Elevation	10.10.2022	<ul style="list-style-type: none"><li>• Reduced bulkhead equipment screen height;</li><li>• Reduced enclosed amenity height;</li><li>• Removed pergola kits;</li><li>• Added separation fence between usable outdoor deck and mechanical areas;</li><li>• reduced mechanical vents openings above garage door and at electrical vault, behind rainscreen panels;</li><li>• Updated electrical vault and garage entry wall finish to nichiha fiber cement industrial block finish to match rest of the building base finish</li></ul>
A-210	Rear Elevation	10.10.2022	<ul style="list-style-type: none"><li>• Added prefab central boiler room at roof;</li><li>• Removed juliet balconies;</li><li>• Updated rear terrace parapet walls;</li><li>• Removed open railings for privacy;</li></ul>
A-220	Side Elevations	10.10.2022	
END			

We hope this outline of proposed amendments would help expedite your review of the plans. Should you have other questions or need further information, please feel free to contact me directly.

Sincerely,

Min-W. Kil, RA