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May 11, 2021

VIA ELECTRONIC MAIL

Tanya Marione, Director
Jersey City Division of Planning
1 Jackson Square (aka 360 Martin Luther King Drive)
Jersey City, NJ 07305

Re: Applicant: 400 Newark Realty LLC
Property: 400 Newark Avenue, Jersey City (Block 9806, Lots 3-4)
File Nos. Z17-033, Z19-075, Z20-098

Dear Ms. Marione:

This office is Counsel to 400 Newark Realty LLC (the "Applicant") owner of the above Property, located in Neighborhood Commercial Zone and governed by those provisions as set forth in the City of Jersey City Land Development Ordinance (the "Ordinance"). On November 2, 2017, the Applicant received Preliminary and Final Major Site Plan Approval with Variances from the City of Jersey City Zoning Board of Adjustment, under case no. P17-033, memorialized by resolution on January 23, 2018, to construct a seven (7) story mixed-use structure containing ground floor commercial retail space and twenty-seven (27) residential dwelling units (the "Project"). The Applicant subsequently obtained two (2) one (1) year site plan extension requests, under case numbers Z19-075 and Z20-098 in 2019 and 2020 respectively.

During the permitting phase of the Project, it was brought to the Applicant's attention that there were several minor discrepancies between the prior approved plans and the construction drawings submitted for permitting warranting the need for Zoning Board of Adjustment approval. As a result, please allow this correspondence and enclosures to serve as the Applicant's request for an Administrative Amendment to the previously approved and extended Project.

The scope of the changes being contemplated will in no way effect the density or height of the development but rather seeks to reconfigure and refine and clarify the specifics of the

Project. The proposed changes also will not trigger any additional variances. The scope of the changes the Applicant is seeking are as follows:

1. Increase of the height of the elevator bulkhead of one-foot six inches (1'6") from 82'-9" to 84'-6". This does not affect the overall height of the approved building which will continue to be 79'-10".
2. Revision in the unit mix of the twenty-seven (27) proposed residential dwelling units. The Project called for sixteen (16) one-bedroom units and eleven (11) two-bedroom units to be constructed. The Applicant is seeking to reduce the number of one-bedroom units to fifteen (15) and increase the number of two-bedroom units to twelve (12). These revisions do not increase the net square footage of the residential use of the Project nor does it increase the building footprint. These are interior layout modifications only.
3. Modifications and realignment of the open space along the penthouse level of the Project adjusting the number of air conditioner condenser units, relocation of condenser units and the installation of privacy screening and railings along the open space on the amenity level and minor amendments to the roof plan.
4. Change in façade treatment at the first floor from cast stone to brick.

Enclosed for filing please the following bubbled Architectural Plans prepared by Jak Inglese of Inglese Architecture + Engineering, dated May 4, 2021 detailing the above changes and paginated as T-100, G-100-G-101, C-100, C-110, C-120, C-130, C-140-C-141, C-150, C-160, C-170, C-200, C-210, C-220, C-230, A-100, A-101, A-110, A-200, A-210, A-220.

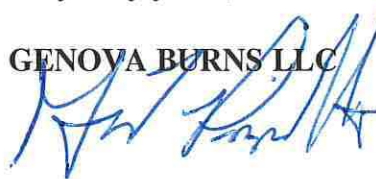
In addition to this correspondence and the enclosed Plans, the Applicant will also be relying on the prior approved resolutions all of which are attached hereto. I would ask you please advise when the Application is deemed complete so that we may coordinate scheduling this before the Zoning Board of Adjustment at its earliest available date.

If you have any questions or need any further information please do not hesitate to contact me.

Thank you for your prompt attention to this matter.

Very truly yours,

GENOVA BURNS LLC



GERARD D. PIZZILLO

cc: Via Electronic Mail (w/o encls.)

Lindsey Sigmund

Scott Weingarten