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January 25, 2023

VIA E-MAIL

Attn: Matt Ward
Supervising Planner
Jersey City Division of Planning
City of Jersey City, City Hall Annex
1 Jackson Square a/k/a 360 MLK Drive
Jersey City, NJ 07305-3717

**Re: 277-301 West Side Avenue and 19-23 Fisk Street; Block 22103, Lots 5,
13 and 14
Jersey City, New Jersey
West Side Fisk LLC
Application for Preliminary and Final Major Site Plan Approval with
“c” deviations**

Dear Mr. Ward:

Please be advised this office represents West Side Fisk LLC (the “Applicant”). Applicant is the owner of 277-301 West Side Avenue and 19-23 Fisk Street, also known as Block 22103, Lots 5, 13 and 14 on the Official Tax Map of the City of Jersey City (the “Property”). The Property is located within the West Side Avenue Redevelopment Plan (the “Redevelopment Plan”) area, and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the “JC LDO”).

The Property is an oversized lot of 52,043 square feet that is currently vacant and improved with an industrial building. The Applicant is proposing to construct a six (6) story residential building that contains two hundred (200) dwelling units and a parking garage with one hundred three (100) parking spaces (the “Project”). The Project is implementing the Affordable Housing Overlay pursuant to the JC LDO.

Please allow this letter and the enclosures to serve as a request for a Preliminary and Final Major Site Plan approval with “c” deviations.

In connection with the Project, Applicant requests that the Planning Board grant the following deviations from the Redevelopment Plan pursuant to N.J.S.A. 40:55D-70:

1. Lot Coverage;
2. Building Coverage;
3. Rear Yard Setback; and
4. Any additional approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application.

Please find attached the following as a supplement to the above-referenced requests:

1. One (1) updated General Development Application (the "Application") dated January 23, 2023;
2. One (1) set of Preliminary and Final Site Plans prepared by Dresdner Robin (Matthew J. Neuls) dated January 20, 2023 containing 15 pages;
3. One (1) set of architectural plans prepared by Weckenmann Architecture, LLC (William J. Weckenmann) dated January 20, 2023 containing 18 pages;
4. One (1) copy of a draft public notice to be distributed by mail and posted within the Jersey Journal pursuant to N.J.S.A. 40:55D-12; and
5. And One (1) Letter from Weckenmann Architecture, LLC (William J. Weckenmann) dated January 23, 2023 containing 1 page outlining the changes to drawings for this project.

Please note that the outstanding application documents will be filed under separate submissions. Applicant requests waivers from the Checklist Requirement to provide a Certificate of Water Bills Paid. If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Very truly yours,

Alex Gluck

Alex J. Gluck

AJG/
Enclosures