

September 28, 2023

Via Certified Mail, R.R.R.
State Planning Commission
New Jersey Business Action Center
Office for Planning Advocacy
Department of State
P.O. Box 820
Trenton, New Jersey 08625-0820

Applicant: 35 Cottage LLC
Property: 35-43 Cottage Street, Jersey City, New Jersey
Block 7903, Lot 17.01

Dear Sir/Madam:

Please be advised pursuant to N.J.S.A. 40:55D-12 that an application has been filed by 35 Cottage LLC for Administrative Amendment Approval with the Jersey City Planning Board for the property located at 35-43 Cottage Street a/k/a Block 7903, Lot 17.01 (formerly Lots 17, 18 and 19 prior to their consolidation), Jersey City, New Jersey (the "Property"). The Property is located within Zone 4 and the Homestead Place Extension Bonus Area of the Journal Square 2060 Redevelopment Plan (the "Redevelopment Plan") area.

The Applicant was granted Preliminary and Final Major Site Plan Approval by way of Resolution P18-096 for a twenty-seven (27) story mixed use building with retail/commercial uses, office uses, a synagogue/house of worship, a pre-school, banquet/assembly space, and 329 residential dwelling units on Lot 19 (the "Original Approval"). The Applicant was granted a subsequent approval by way of Resolution P22-029 to add Lots 17 and 18 to the development, which remained at twenty-seven (27) stories and continued to include the same uses, while increasing the number of dwelling units to 576 (the "Amended Approval"). The Amended Approval also included façade changes and a reconfiguration of the interior floor space and uses.

At this time, the Applicant is requesting administrative approval to:

1. Provide additional mechanical and utility rooms and a bicycle storage room as well as additional egress on the first floor;

2. Relocate an egress stair, expand the social hall kitchen, reduce the terrace on the northeast side, and provide an additional door from the social hall to the terrace on the second floor;
3. Provide additional mechanical and utility rooms and a mechanical terrace, modify the size and layouts of the bicycle storage room and bathrooms, and provide additional doors from the office space to the terrace on the third floor;
4. Provide additional mechanical, utility, and bicycle storage rooms on the residential floors;
5. Re-design the western side of the bulkhead on the roof due to building code and mechanical requirements;
6. Re-design the building facades;
7. Modify the breakdown of studio and studio alcove dwelling units to accommodate the additional mechanical rooms (while maintaining the total studio/studio alcove unit count of 480);
8. Modify the paving and speed table/pedestrian crossing of Cottage Street in accordance with the Homestead Place Extension Plans approved by the Planning Board;
9. Adjust the sidewalk on the southern side of the building to accommodate the modified door locations; and
10. Modify the grading on the southern side of the building and along the pedestrian walkway and Cottage Street to accommodate the modified door locations and the approved Homestead Place Extension Plans (the "Proposed Amendments").

The Amended Approval included deviations from the Redevelopment Plan (minimum floor to ceiling height of the first floor for a non-residential use; maximum permitted ground floor ceiling height within 30 feet of the rear yard lot line; maximum permitted floor to ceiling height of the rooftop amenity space; and on-site loading). The Proposed Amendments will not create any new deviations, nor will they expand any of the deviations granted in the Amended Approval.

Please take notice that a Planning Board hearing is scheduled for a virtual meeting on Tuesday, October 10, 2023 at 5:30 pm via Zoom (see enclosed notice of hearing). In support of our client's application, I am enclosing copies of the following documents for your records:

1. Connell Foley letter dated May 23, 2023 and General Development Application filed with the Jersey City Planning Board;
2. Affidavits of Submission, Ownership, and Performance;
3. Copies of the Resolutions previously adopted by the Jersey City Planning Board in Case Nos. P18-096 and P22-029;
4. Ownership Disclosure Statement;
5. Public Notice;
6. Tax Certifications;
7. Water Clearance Certificates;

8. Certified Property Owners list within 200 feet;
9. Architectural Plan;
10. Comparative Drawing showing the approved layout and the Proposed Amendments;
11. Narrative of proposed architectural modifications;
12. Site Plan;
13. Narrative of proposed civil modifications;
14. Site Photos;
15. Sound Analysis; and
16. Extension of Right of Way Agreement between the Applicant and the City of Jersey City, which is currently being held in escrow by the City.

The application, plans and related documents are available for public inspection on the Jersey City Planning Board portal for the June 27, 2023 Planning Board hearing, which is located on the Jersey City Home Page (see public notice) and any work day between 9:00 am and 4:00 pm at the City Planning Division Office, City Hall Annex, 1 Jackson Square a/k/a 360 Martin Luther King Drive, Jersey City, New Jersey 07305-3717.

Very truly yours,

Allyson M. Kasetta

Allyson M. Kasetta

cc: Charles J. Harrington, III, Esq.

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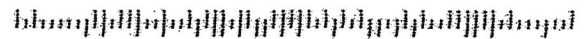
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CONNELL FOLEY LLP
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JERSEY CITY, NJ 07311

Re: 35 Cottage

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P.O. Box 820
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