

Connell Foley LLP  
Harborside 5  
185 Hudson Street, Suite 2510  
Jersey City, NJ 07311  
P 201.521.1000 F 201.521.0100

Charles J. Harrington, III  
Partner

June 26, 2023

Joey-Ann Morales, Application Intake Specialist  
Division of City Planning  
1 Jackson Square  
Jersey City, New Jersey 07305

**Re: Plaza VIII and IX Associates, LLC  
Application for Preliminary and Final Site Plan Approval  
with Deviations  
Harborside Plaza; 242 Hudson Street; and 3 Second Street (Rear)  
Jersey City, New Jersey  
Block 11603, Lots 18.02; 18.03; 22 and 27**

Dear Ms. Morales:

This office represents Plaza VIII and IX Associates, LLC (the "Applicant"), with regard to its site plan application to develop the property identified in the Jersey City tax records as Harborside Plaza; 242 Hudson Street; 3 Second Street (Rear); and also known as Block 11603, Lots 18.02; 18.03; 22 and 27 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the East Waterfront District Zone of the Harsimus Cove Station Redevelopment Plan area (the "Redevelopment Plan").

The Applicant is proposing to construct a new fifty-seven (57) story residential development containing 579 dwelling units, 14,840 square feet of commercial space, amenities, and 555 parking spaces in an enclosed garage (300 of the parking spaces are for the use of the Plaza X development at 3 Second Street) (the "Project"). The Project will be adjacent to a project that was previously approved for "Plaza 8" on Lots 22 and 27 (P19-153).

Please find attached the following in support of the above-referenced request:

1. Affidavit of Submission;
2. One (1) completed General Development Application;
3. One (1) copy of the tax certifications for the Property;
4. Affidavits of Performance and Ownership;
5. One (1) Statement of Principal Points;
6. One (1) Property Owners list; Statement regarding prior approvals;

7. Copies of the Resolutions previously adopted by the Jersey City Planning Board regarding the Property;
8. One (1) Ownership Disclosure Statement;
9. One (1) copy of draft public notice;
10. One (1) set of the Architectural Plans prepared by Elkus Manfredi Architects Ltd., last dated December 21, 2022;
11. One (1) set of the Civil Engineering Plan prepared by Dresdner Robin, last dated May 4, 2023;
12. One (1) set of the Landscape Plans prepared by Melillo Bauer Carmen, Landscape Architecture, last dated April 27, 2023;
13. One (1) set of the Open Space Plan prepared by Dresdner Robin, dated May 4, 2023;
14. One (1) set of the color photos of the Property;
15. One (1) set of the Topographic Survey prepared by Matrix New World dated June 22, 2021;
16. One (1) set of the Visual Impact Assessment and Shadow Study prepared by Dresdner Robin, dated April 27, 2023;
17. One (1) set of the Traffic Study prepared by Klein Traffic Consulting, LLC, last dated May 5, 2023; and
18. One (1) set of the Stormwater Management Report prepared by Dresdner Robin;
19. One (1) copy of the recorded Waterfront Development Permit for Lots 22 and 27.

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

1. Minimum side yard setbacks;
2. Parking garage not being wrapped entirely by the principal use;
3. Two principal buildings on a single development lot; 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 note that the outstanding application documents will be filed under separate submissions, and the initial filing fee will be submitted upon receipt of a case number.

Kindly respond with any additional documents that you will need to process this application.

Very truly yours,

  
Charles J. Harrington, III

CJH/ja  
Encl.

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