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Architecture + Design

January 6th, 2023

To: Ms. Tanya Marione  
Director of City Planning of Jersey City

Department of Housing, Economic Development, and Commerce  
City Hall Annex  
1 Jackson Square  
Jersey City NJ 07305

Reference: Site Plan Amendments  
622-628 Summit Avenue  
Jersey City NJ 07306  
Block: 6701 - Lot 21, 22, 23 & 24

Dear Ms. Marione,

Let this letter act as certification that the following items are an accurate depiction of the amended site plan submission for the project at 622-628 Summit Avenue, Jersey City New Jersey.

The original final site plan approval drawings are dated December 4<sup>th</sup>, 2019. The project was originally approved on January 7<sup>th</sup>, 2020 by the Jersey City Planning Board. The following are a list of the amendments to the original approval.

**Under Sheet Z-1**

Tabulation Chart Amendment

VI.C.6 Building Height:	Original Approval	27 Stories – 285'-0" in height
	Amended Proposal	29 Stories – 295'-0" in height

- 2<sup>nd</sup> Floor / Mezzanine Added for Reatail, Lounge and Conference Rooms
- 14<sup>th</sup> Floor Resident Amenity Added (Non-Residential Use)

Project Data Amendment

Building Height:	Original Approval	27 Stories – 285'-0" in height
	Amended Proposal	29 Stories – 295'-0" in height

- 2<sup>nd</sup> Floor / Mezzanine Added at 4,176 sf = 44.8%
  - 14<sup>th</sup> Floor Resident Amenity Added (Non-Residential Use) at 7,581 sf = 53.8%
- Table reflects (0) zero residential units on the 14<sup>th</sup> Floor

## Project Description Amendment

- 2<sup>nd</sup> Floor / Mezzanine Added for Leasing Office, Lounge and Conference Rooms
- 14<sup>th</sup> Floor Resident Amenity Added (Non-Residential Use)

### **Under Sheet Z-3**

#### Site Impact Plan

Building Height:	Original Indicated Height	27 Stories
	Amended Proposal Height	29 Stories

- Building Footprint & coverage has not changed

### **Under Sheet Z-4**

#### Landscaping, Lighting & Topography Plan

- Original Indicated Retail Space #2 at North East Corner adjacent to yard has been eliminated
- Vacated 1<sup>st</sup> floor area of Retail Space #2 has become Office Space for Management
- Original Indicated Bicycle Storage Space has been moved to the cellar – no change in quantity
- Interior transformer vault has been relocated from behind the loading bay to front exterior wall
- Fire command center has been relocated within 1<sup>st</sup> floor plan

### **Under Sheet Z-4A**

#### Utility Plan – First Floor

- Utilities connections have been amended to reflect actual construction

### **Under Sheet Z-7**

#### 1<sup>st</sup> Floor Plan & Cellar Floor Plan

- Original Indicated Retail Space #2 at North East Corner adjacent to yard has been eliminated.
- Vacated 1<sup>st</sup> floor area of Retail Space #2 has become Leasing Office Space for Management.
- Original Indicated Bicycle Storage Space has been moved to the cellar – no change in quantity.
- Interior transformer vault has been relocated from behind the loading bay to front exterior wall.
- Fire command center has been relocated within 1<sup>st</sup> floor plan.
- Cellar has been expanded for bike storage & utilities
- Rearyard / courtyard retaining wall re-design due to NJ Transit Wall

### **Under Sheet Z-8**

#### Second Floor – Mezzanine Level

- Floor Area has been added to locations where double height space was not needed.
- Second Floor Mezzanine includes Retail Mezzanine, Lounges & Conference Rooms

### **Under Sheet Z-9**

#### Third Floor – (Former Second Floor) Office Bonus Floor

- Eastern portion of Floor Plan has been amended for Commercial Retail Sports, Art Gallery & Daycare

### **Under Sheet Z-10**

Fourth Floor – (Former Third Floor) Office Bonus Floor

- Eastern portion of Floor Plan has been amended for Commercial Gym Space & Fitness Center

### **Under Sheet Z-11**

Fifth & Sixth Floor – (Former Fourth & Fifth Floor) Residential Podium Floors

- No change but the floor designations due to Addition of Mezzanine / Second Floor

### **Under Sheet Z-12**

Seventh Floor – (Former Sixth Floor) Residential Tower

- No change but the floor designations due to Addition of Mezzanine / Second Floor

### **Under Sheet Z-13**

Eighth thru Thirteenth Floor & Fifteenth thru Twenty-Sixth – (Former Seventh thru Twenty-Five) Residential Tower

- No change but the floor designations due to Addition of Mezzanine / Second Floor
- Addition of 14<sup>th</sup> Floor Amenity Level

### **Under Sheet Z-14**

Fourteenth Floor (New) – (Former Thirteenth Residential Floor) Residential Amenity Floor Added

- Floor designations have changed due to Addition of Mezzanine / Second Floor & Fourteenth Floor Amenity Level.

### **Under Sheet Z-15**

Twenty-Seventh & Twenty-Eighth Floor – (Former Twenty-Sixth & Twenty-Seventh Floor) Residential Tower

- Floor designations have changed due to Addition of Mezzanine / Second Floor & Fourteenth Floor Amenity Level.

### **Under Sheet Z-16**

Twenty-Ninth Floor – (Former Twenty-Seventh Floor) Residential Tower

- Floor designations have changed due to Addition of Mezzanine / Second Floor & Fourteenth Floor Amenity Level.

## **Under Sheet Z-17**

### Roof Plan

- Extensive Green Roofing System configuration has changed.
- Green Roof area to remain the same as original approval. Small reduction of rooftop amenity from 1,644 sf of roof area to 1,204 sf.
- Roof Trellis has been reconfigured to corner of bulkhead.
- Roof deck has been re-configured to match balcony architecture

## **Under Sheet Z-17.1**

### Upper Roof Plan

- Additional rooftop equipment was needed and shown on the new proposed plan.
- Extensive Green Roofing has been reduced / modified

## **Under Sheet Z-18**

### Summit Avenue Elevation

- Floor designations have changed due to Addition of Mezzanine / Second Floor & Fourteenth Floor Amenity Level.
- PTAC Configuration have been streamlined to continuous from spot located
- Overall Height change from 285'-0" to 295'-0"
- Signage Change in location & from 622 to Singh Tower

## **Under Sheet Z-19**

### Side Elevation (South)

- Floor designations have changed due to Addition of Mezzanine / Second Floor & Fourteenth Floor Amenity Level.
- PTAC Configuration have been streamlined to continuous from spot located
- Overall Height change from 285'-0" to 295'-0"

## **Under Sheet Z-20**

### Rear Elevation (East)

- Floor designations have changed due to Addition of Mezzanine / Second Floor & Fourteenth Floor Amenity Level.
- PTAC Configuration have been streamlined to continuous from spot located
- Overall Height change from 285'-0" to 295'-0"

## **Under Sheet Z-21**

### Side Elevation (North)

- Floor designations have changed due to Addition of Mezzanine / Second Floor & Fourteenth Floor Amenity Level.
- PTAC Configuration have been streamlined to continuous from spot located

- Overall Height change from 285'-0" to 295'-0"

Should there be any further questions feel free to contact my office or email at [anthonyvandermark@mvmkarchitecture.com](mailto:anthonyvandermark@mvmkarchitecture.com).

Respectfully,

Anthony C Vandermark, Jr AIA  
Principal

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