



January 31, 2014

By Hand

Ms. Kristin Russell  
Jersey City Planning Division  
30 Montgomery Street, Suite 1400  
Jersey City, New Jersey 07302

**Re: The Embankment & Revetment House  
(f/k/a the Ulysses S. Grant & Grover Cleveland Apartments)  
270 and 310 Tenth Street  
Block 8602, Lot 2  
Preliminary Site Plan Amendment and  
Final Site Plan for the Embankment House  
SP-06-124.1**

JAN 31 2014  
06-124.1

Dear Kristin:

On December 12, 2006 the Board approved the Preliminary Site Plan for the above referenced project fronting on Tenth Street. The currently approved project consists of two 163 unit 6 story apartment buildings with parking in surface lots at the rear of the buildings.

Newport Associates Development Company is hereby applying for approval of a first amendment to the preliminary site plan and final site plan for Phase I Embankment House including improvements to Coles Street. Changes proposed include:

- Phase the project with the Embankment House and Coles Street being Phase I and the Revetment House Phase II.
- Increase the overall building by 3,878 square feet due to changes to the basement level and rooftop mechanical space described in the ensuing bullets.
- Move some mechanical and service space from the first floor to a new 2,162 square foot bulkhead on the roof and redesigning the first floor service and mechanical space to fitness center and children play area.
- Increase the building and core area at the basement level by 1,716 square feet to reshape the basement level to better accommodate dry-flood proofing (the lobby floor is 3 feet below the proposed FEMA flood elevation to an AE 11 Zone).
- Increase the overall building height by 5.83' due to increasing the basement and first floor height by 1.0' and level 2 through 6 floor to floor heights from 9'1" to 10'-0"

Newport  
111 Town Square Place - Suite 1505  
Jersey City, NJ 07310  
Telephone (201) 626-2010  
Fax (201) 626-2015

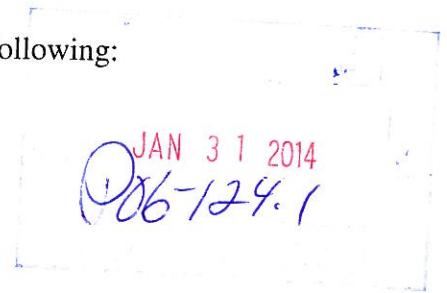
Newport Associates Development Co.  
40 West 57th Street - 23rd Floor  
New York, NY 10019  
Telephone (212) 708-6600  
Fax (212) 708-6641

SNP, Inc.  
225 West Washington Street  
Indianapolis, Indiana 46207  
Telephone (317) 636-1600

- Decrease the height of the parapet and fenestrations by approximately 2 feet.
- Revise the detail of the building's street entrance to square off the opening in the existing stone wall rather than step it back and add a canopy.
- Add a coping atop the existing stone wall to level it with the building facade.
- Provide low intensity white down lighting with cutoffs to the building facade and stone to accent the wall and improve lighting along the sidewalk.
- Change the proposed dog run to a barbeque patio sitting area for the tenants. This will increase impervious coverage by 1,709 square feet to 72.2 percent.
- Increase the width of the 6-foot wide ribbon sidewalk along Tenth Street to a 10-foot wide sidewalk with tree pits and guards and a 5-foot wide landscape buffer along the base of the existing stone wall.
- Replace 4-foot wide grass strip along the curbs of Coles Street with red brick pavers and tree pits and guards.
- Lower the fence at the driveway entrance from 8 to 6 feet and move the gate into the property to improve safety.
- Change the site lighting from metal halide to LED fixtures
- Increase the length of storm water retention piping due to increase in impervious coverage.

In furtherance of obtaining the necessary approval we enclose the following:

- A. Original Application including:
  1. Application Form
  2. Affidavit of Ownership
  3. Affidavit of Performance
  4. Affidavit of Control and Ownership
  5. Certificate of Taxes paid for Block 8602 Lot 2 dated January 13, 2014,
  6. Lot 2 is vacant land having no water meters. According to United Water Resources they cannot provide a water clearance letter since there are no applicable water bills for these vacant lots. We do include a copy of United Water property description dated January 13, 2014 confirming the vacant lot.
- B. One (1) signed and sealed full size copy of the site plans as listed on Exhibit "A" attached hereto
- C. One 8" x 10" colored photograph of the project site
- D. One colored illustrative site plan and one colored rendering of the building
- E. Check in the amount of \$150.00 made out to the City of Jersey City as the required deposit application fee



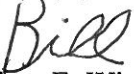
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F. Check in the amount of \$250.00 made out to Precision Reporting Services as the required recording and transcript deposit.

We request this application be heard at the March 11, 2014 meeting of the Planning Board. Please acknowledge receipt of this application by executing the enclosed Receipt of Development Application form.

Please call if you have any questions or need additional information.

Very truly yours,



William F. Wissemann  
Project Engineer, NADC

WFW/wfw (JCPBembankmentA1.doc)

Enclosures

cc: Including Items A, B, C, E and F:  
Charles Harrington III  
NADC File  
File

cc: Including Item A and Reduced size set of B  
Anthony Scavo  
Michael Sabet  
Marcy Boyle  
David Thom  
Tom Creelman  
Barry Poskanzer  
Mary Pat Noonan (JCRA)

cc: Including Items A1 and B  
Elna Mukaida (HPNA)

