



June 7, 2019

To: Councilperson James Solomon
Jersey City Ward E
280 Grove Street
Jersey City, NJ 07302

Cc: Council President - Rolando R. Lavarro, Jr.
Councilman at Large - Daniel Rivera
Ward B Councilwoman - Mira Prinz-Arey
Ward D Councilman - Michael Yun

Councilwoman at Large - Joyce E. Watterman
Ward A Councilwoman - Denise Ridley
Ward C Councilman - Richard Boggiano
Ward F Councilman - Jermaine D. Robinson

Re: Merveles Redevelopment Plan Proposed Amendments

The purpose of this letter is to memorialize the Village Neighborhood Association's ("VNA") stance regarding the above referenced development proposal at Merveles Street, and to address the proposed amendments to the Merveles Redevelopment Plan.

I would first like to thank you for appearing at our special Community Meeting on Monday, June 3 at Casa Columbo. The forum allowed Village residents to voice their opinion of the Merveles RDP and the proposed contributions in exchange for additional height and density at the site. It was very clear in the room that the community is aligned in their opposition to the plan amendments.

Varying concerns were voiced, primarily the effect of increased density, the adverse effect on parking and traffic with additional cars on the street, as a result of the proposed .7 parking ratio and the addition of a 5th story and the subsequent effect on light and views to the neighboring properties. It is important to note that there was not a single voice heard on Monday night in favor of the proposed amendments, rather, there was unanimous opposition. The Village community does not believe the contributions equate to a demonstrable benefit for The Village.

As our City Council Representative for Ward E, we implore you to deny the proposed Merveles RDP amendments and demand the development team adhere to the original RDP language with respect to height, density, parking ratios, lot coverage, etc. The potential for this project to negatively impact the neighborhood is too great to allow the amendments to be adopted.

The Village Neighborhood Association has collected and attached signatures from the community, in support of the aforementioned opposition to the RDP amendments. We look forward to continued dialogue with City Council in the pursuit of responsible development in Jersey City.

Sincerely,
Eric Hofmann

A handwritten signature in black ink, appearing to read "Eric Hofmann".

President, on behalf of the VNA Board of Directors and the VNA Community