KHovnanian® Companies

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February 3, 1993

Ronald Shaljian, Esq.
Shaljian, Cammarata & O'Connor
850 Bergen Avenue
Jersey City, New Jersey 07306

RE: Amended Final Site Plan Application for Site E, Amended Preliminary Site Plan Application for Site C and Final Site Plan Application for Site C

Dear Ron:

We would like you to file as soon as possible for the above approvals. It is necessary to amend the Preliminary Site Plan approval for Sites C and E as well as the Final Site Plan approval for Site E due to the fact that we wish to eliminate the thirty-two 1050 Models currently slated to be included within Buildings 15, 27, 29 and 33. We wish to replace them with 1150's.

Attached you will find the following:

(1) An analysis showing the changes to the 1050/1150 unit counts in the four affected buildings. A separate analysis which shows the shifting of some of the 46 Mt. Laurel units from being within seven to being within six buildings. The shifting of Mt. Laurel units is necessary due to the elimination of 1050's discussed above. Please note that my recollection is that the Planning Board has never asked us to pin point where the Mt. Laurels are within the site. Therefore, the analysis showing the shift in the Mt. Laurel's location is for informational purposes only and to be used only if the question is asked.

(2) A "before" Geometric Plan dated 10/30/92. Please check your file, I believe this version of the Site Plan was the one used to receive final site plan approval for Site E with the changes required by Al Zack relative to the Norfolk Street right-of-way transition curbing.

(3) An "after" Geometric Plan (last revised 2/1/93). It has been highlighted to show the areas of the fronts of Buildings 15, 27, 29 and 33 which will be altered by switching from the smaller 1050 units to the slightly deeper 1150 units.

(4) Also enclosed are a few copies of the floor plans comparing both the upper and lower configurations of the two model types. I suggest that in your cover letter narrative you indicate to the Planning Board that both the 1050 and 1150 Models have been built by us in the past on Site D, Site B and now again on Sites C and E. In the current market rate configuration they are substantially similar. Both are two bedroom, 1 1/2 baths. The

major difference is the configuration of each Model and their room sizes, with the 1150 having approximately 102 extra square feet in each unit and more storage space.

By copy of this letter I am asking Rick Marsden to get in touch with you as soon as possible to discuss the number of copies of the various drawings you will need. He will also need to recompute the F.A.R., percent of impervious area, etc. due to the requested Model switch.

Mark Vanselous will also be compiling elevation drawings of the "before" and "after" buildings. I assume you will not need them for the application, we can mount them for presentation purposes

Please contact Mark Vanselous or me if you need any additional documentation or have any other questions.

If it is possible to get on the February Central Ward Planning Board agenda, please do so.

Very truly yours,

K. HOVNANIAN AT NEWARK URBAN RENEWAL CORP. III, INC.

Robert M. Schwartz
Legal Counsel

RMS/gls

cc: Conrad E. Gack
Mark Vanselous
Rick Marsden
Planning Board Application-2/93-Sites C & E File