

January 20, 2022

**VIA OVERNIGHT DELIVERY**

Mary C. Gaines, Board Secretary  
Town of Harrison Planning Board  
318 Harrison Avenue  
Harrison, New Jersey 07029

**Re: Block A Partners Urban Renewal I, LLC  
Preliminary and Final Major Site Plan and Subdivision Approval  
Blocks 138.01 and 138.02  
Waterfront Redevelopment District**

Dear Ms. Gaines:

This office serves as counsel for Block A Partners Urban Renewal I, LLC (“Redeveloper”), the redeveloper for Blocks 138.01 and 138.02 (the “Property”) in the Waterfront Redevelopment Area. In early November, the Redeveloper had submitted an application package seeking preliminary and final major site plan approval for the redevelopment of the Property with approximately 1,998 residential units, 61,000 square feet of retail, and associated parking on-site, as well as amenities and site infrastructure (the “Application”). Following discussions with the Harrison Redevelopment Agency, we enclose the following additional materials to expand the Application to expressly include a subdivision of the existing Property into four (4) lots, and create a public roadway running from Frank E. Rodgers Boulevard to Pete Higgins Boulevard with retail frontages. Specifically, please find enclosed the following:

- Eight (8) copies of a plan entitled “Major Subdivision Plan,” prepared by Stonefield Engineering & Design, dated December 21, 2021; and
- Updated Application for Development, adding the proposed preliminary and final major subdivision as part of this application.

We have additionally enclosed a further escrow deposit of \$60,000.00. Recognizing that this is not the full amount of the escrow deposit required under the municipal code, the Redeveloper requests a waiver of the payment of the full amount of the escrow at this time, recognizing that the Redeveloper remains fully obligated for all reasonable review costs incurred by the Planning Board and its professionals.

We appreciate the Town’s continued dedication and commitment to the redevelopment of the Waterfront Redevelopment Area, and look forward to sharing our plans for the development of Blocks A and B with the Planning Board in the near future.

GIBBONS P.C.

Town of Harrison Planning Board  
January 20, 2022  
Page 2

Should you or Mr. Pichowicz have any questions, please feel free to contact me directly.

Sincerely,



Cameron W. MacLeod  
Director

CWM:

Enclosures