

WILLIAM PLACE

10 - 16 GREENWICH ST AND 68 - 74 WILLIAM ST, BELLEVILLE NEW JERSEY

CHANGE SUMMARY: FROM 8/31/21 ITERATION (Presented at public meeting 10/14/21) TO 10/29/21 ITERATION

SHEET	CHANGE SUMMARY/NARRATIVE
A-100 (GARAGE ENTRY AND 1ST FLR)	<p>The 8/31 iteration had 38 parking spaces; 16 of those were undersized with many being only 8 FT wide. Now all 43 spaces are larger than required or a minimum of 9 x 19. The reduction of the number of 2 bed units from 13 to 10 and the increase of parking spaces from 38 to 43 yields a more favorable ratio of beds to spaces. The 8/31 iteration had 49 beds to 38 spaces and is now 46 beds to 43 parking spaces.</p> <p>Charging stations are now disbursed within both levels to avail chord access to almost every parking spot.</p> <p>The entry widths have been increased and Black steel clad 9 Ft wide garage doors have been installed. The doors have added visual appeal and avail another layer of security.</p> <p>Service Elevator lobbys have been added.</p> <p>The "Retail" space has been reduced to under 500 SF and renamed to Leasing Office and Tenant Space</p> <p>The Vestibule has been moved forward. The lobby and Leasing Office each have a common restroom.</p>
A-101 (2ND AND 3RD FLOORS)	<p>The two bed unit in the south west corner has been reduced to a one bed unit and the "reduction space" has been reallocated to all other units at the south grouping. Formerly there were two units per floor less than 550 SF. Now there is only one per floor and it is a Studio rather than a one bedroom.</p> <p>The former mechanical and tanant space at the west section of the center space has been reconfigured to a formalized lobby area in front of the passenger elevator and gym/amenity spaces are slightly larger.</p>
A-102 (4TH FLOOR)	<p>The two bed unit in the south west corner has been reduced to a one bed unit and the "reduction space" has been reallocated to all other units at the south grouping. There are no undersized units on this floor. Lobby area in front of passenger elevators added. The Recreation Facility will have a Media area with an 85 in class QLED TV, surround sound, stadium seating and a separate lighting zone. There will be a bar, a pool table, lounge area seating, restroom and small office/storage with wifi.</p>
A-103 (PENTHOUSE AND AMENITY)	<p>In addition to 4 amply sized 2 bed units with private balconies there will be three diverse common areas. The OAK ROOM will have the same media set up as the Recreation Facility but smaller. It will have a bar, a card table and lounge seating at the fully windowed corner. THE VIEW, at the NE coner, will have a fire pit and multiple seating/loung areas. The BBQ LOUNGE will have a BBQ/Kitchen facility, multiple dining tables and two smaller lounge areas. There is a common restroom and storage servicing these amenities.</p>
A-200 (ALL FOUR ELEVATIONS)	<p>Elevations incorporate all revisions/additions as identified herein.</p>

THE WALTERS GROUP

ADDED VALUE SPECIALISTS

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The Walters Group

Brokerage and Consultative Services

ORDINANCE COMPLIANCE

PLANNING /DESIGN

DEVELOPMENT FEASIBILITY VALUATION

Application Change Summary

as of 11/10/2021

Notes:

COMMERCIAL DIRECTOR



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