

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF  
CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

January 16, 2016

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Wednesday January 20, 2016 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Matt Ward,  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of January 12, 2016

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

The following case has been dismissed as per Section 345-22(G) and Section 23(G) of the Land Development Ordinance, applications inactive for 6 months are subject to dismissal by the Division of City Planning:

Z07-018 & Z07-017 – 363 Newark Avenue for Preliminary & Final Major Site Plan with “c” and “d” variances along with Minor Subdivision  
**Approved for dismissal.**

7. New Business:
8. Review and discussion of amendments to Chapter 345-31 - Applications and Checklists - to include a checklist item requiring digital submission of site plans, plats and other application materials.  
**Recommended to City Council for Adoption.**
9. Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan to create a new Zone 12, provide bonus incentives for office space, and revised development standards.  
**Recommended to City Council for Adoption.**
10. Case: P13-081.01 Administrative Amendment of Preliminary & Final Site Plan  
Applicant: SL Hospitality, LLC  
Review Planner: Maryann Buccì-Carter, PP, AICP  
Attorney: Charles Harrington, Esq.  
Address: 180-184 14th Street  
Block: 7104 Lot: 2.01  
Zone: Jersey Avenue Light Rail  
Description: Minimal Floor Plan changes and façade design changes  
**Decision: Approved with condition.**
11. Case: P15-097 Minor Site Plan with Deviation  
Applicant: SL Hospitality, LLC  
Review Planner: Maryann Buccì-Carter  
Attorney: Charles Harrington, Esq.  
Address: 180-184 14th Street  
Block: 7104 Lot: 2.01  
Zone: Jersey Avenue Light Rail  
Description: signage  
Deviation: location and size of sign  
**Decision: Approved.**
12. Case: P15-028.1 Preliminary and Final Site Plan Amendment  
Applicant: CPOA 99 Hudson, LLC  
Review Planner: Maryann Buccì-Carter, PP, AICP  
Attorney: George Garcia, Esq.  
Address: 99 Hudson Street  
Block: 14507 Lot: 1  
Zone: Colgate Redevelopment Plan  
Description: Slightly adjust the building program to 781 DU, 609 Parking spaces and 14,822 sf. of open space.  
**Decision: Approved with conditions.**
13. Case: P15-091 Preliminary and Final Major Site Plan with Deviations  
Applicant: PS First Hudson Urban Renewal, LLC  
Review Planner: Jeff Wenger  
Address: 133 Second Street  
Block: 11503 Lot: 1  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: Adaptive reuse of existing warehouse for self storage facility with ground floor retail.  
Deviation: Mechanical screening, placement of public art, planting schedule, parking aisle width.  
**Decision: Approved.**
14. Case: P15-097 Preliminary and Final Major Site Plan  
Applicant: Tovast Baldwin, LLC  
Review Planner: Jeff Wenger  
Address: 156-160 Academy Street  
Block: 12303 Lot: 2, 3, 9  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Increase in residential unit count from 74 to 91 units.  
**Decision: Approved.**
15. Case: P15-093 Minor Site Plan  
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless  
Review Planner: Matt Ward, PP, AICP  
Attorney: Frank Ferraro, Esq.  
Address: 65 Tonnele Ave  
Block: 10603 Lot: 6  
Zone: Journal Square 2060, Zone 6  
Description: Application to install 3 cellular antenna sectors on rooftop ballast mounts.  
**Decision: Approved.**

16. Case: P15-041.1 Minor Site Plan Amendment  
Applicant: Drew Fletcher  
Review Planner: Matt Ward, PP, AICP  
Attorney: Rita Mary McKenna  
Address: 245-247 York Street  
Block: 14106 Lot: 13 & 14  
Zone: Van Vorst Park Historic  
Description: Site Plan Amendment to address structural deficiencies, adjust the roofline, and changes to the rear facade.  
**Decision: Approved with condition.**
17. Case: P14-071.1 Preliminary and Final Site Plan Amendment  
Applicant: St. Peter's Athletic Foundation, Inc.  
Review Planner: Matt Ward, PP, AICP  
Attorney: Charles Harrington, III, Esq.  
Address: 201 Van Vorst St AKA 191 Sussex St  
Block: 14205 Lot: 14.01  
Zone: Tidewater Basin  
Description: Site Plan Amendment to reduce the size of the field house and remove the penthouse level.  
**Decision: Approved.**
18. Re- Certified Artists approved by the Artist Certification Board meeting of January 5th, 2016:
1. Agnes DeBethune
  2. Hugh Hales-Tooke
18. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P15-065 submitted by Bergen Academy Associates, LLC ( 880 Bergen Avenue).
  2. Resolution of the Planning Board of the City of Jersey City Approving amendments to the R-3 Zone of the Land Development Ordinance..
  3. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Water Street Redevelopment Plan to permit affordable housing.
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 15-091 submitted by PS First Hudson Urban renewal, LLC (133 Second Street).
  5. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Final Site Plan # P 13-040.01 submitted by Jersey Avenue MM, LLC ( 532-534-536 Jersey Ave. and 168-170-172 Christopher Columbus Drive)
  6. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan Amendment # P07-013.1 submitted by Pushtel Construction, Inc. (854-860 Newark Avenue).
19. Executive Session, as needed, to discuss litigation, personnel or other matters
- 20.. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD