

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

February 24, 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 Tuesday, March 1st, 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 February 23, 2016

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

8. Review and discussion of Report Concerning the Determination of Scatter Site Study Area 1 as an "Area in Need of Redevelopment". **Approved and recommended to City Council for Adoption.**
9. Review and discussion of a proposed expansion of the Restaurant Overlay Zone. **Recommended to City Council for Adoption.**
10. Review and discussion of Master Plan Reexamination Report concerning R-1 Downtown and a potential new R-5 zoning district. **Carried to March 8th, 2016 Planning Board Meeting**
11. Review and discussion of amending the LDO to include the R-5 Zone District and amending the Zoning Map to add a section of R-1 in Downtown to the R-5 Zone. **Carried to March 8th, 2016 Planning Board Meeting.**
12. Review and discussion of amendments to the TOD-W Zone of the Morris Canal Redevelopment Plan. **Approved and recommended to City Council for Adoption.**
13. Review and discussion of Report Concerning the Determination of the Bergen Hill Park Study Area as an "Area in Need of Rehabilitation". **Approved with floor amendment and recommended to City Council for Adoption.**

14. Case: P16-012 Minor Site Plan with Deviations
Applicant: 360 9 Street LLC a/k/a 364 Ninth Street Urban Renewal, LLC
Attorney: Charles Harrington III, Esq.
Review Planner: Matt Ward, PP, AICP
Address: 255 Brunswick Street
Block: 6902 Lot: 29, C0001
Zone: Ninth & Brunswick Redevelopment Plan
Description: Permanent building signage and temporary banner signage for Phase 1
Deviation: Maximum number of signage and type of signage
Decision: Approved with conditions.

15. Case: P06-124.2. Amendment to Preliminary & Final Major Site Plan/Deviations
Applicant: 25 Columbus Circle #59B, LLC
Attorney: James C. McCann
Review Planner: Maryann Bucci-Carter, PP, AICP and Naomi Hsu, PP, AICP
Address: 310 10th Street (a.k.a. The Revetment House)
Block: 8601 Lot: 2
Zone: Jersey Avenue Tenth Street Redevelopment Plan
Description: Changes to building façade
Deviation: Parking and signage
Decision: Denied.

16. Case: P16-005 Preliminary and Final Major Site Plan
Applicant: K.A.O.C. LLC
Review Planner: Jeff Wenger
Attorney: Rita McKenna
Address: 3 Perrine Avenue
Block: 10803 Lot: 7
Zone: Journal Square 2060 Redevelopment Plan
Description: New 6 story 37 unit residential building.
Decision: Approved.

17. Case: P14-057 Preliminary and Final Major Site Plan with Deviation
Applicant: Durga Ma Sip, LLC
Attorney: Donald Pepe
Review Planner: Jeff Wenger
Address: 232 Sip Ave.
Block: 10502 Lot: 15-18
Zone: Journal Square 2060 Redevelopment Plan
Description: New 8 story 81 residential unit mixed use building with 2,720sf of retail.
Deviations: Side and rear building stepback, minimum front yard, minimum floor height, minimum ground floor height, minimum sidewalk width.
Decision: Approved.

18. Case: P15-062.1 Site Plan Amendment with Deviation
Applicant: Vaishno Ma Summit, LLC
Attorney: Donald Pepe
Review Planner: Jeff Wenger
Address: 362 Summit Ave.
Block: 12301 Lot:2
Zone: Journal Square 2060 Redevelopment Plan
Description: New 6 story 69 residential unit mixed use building with 1740sf of retail.
Deviation: Minimum floor to ceiling height.
Decision: Approved.

19. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.

1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P 15-083 submitted by Alan Cancro(614-616 Summit Avenue).
2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P 15-096 submitted by Dr. Margaret Nichols (174 Van Horne Street).
3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-087 submitted by Snaggle Development, Inc.(129-133 Logan Avenue).

20. Executive Session, as needed, to discuss litigation, personnel or other matters

21. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD