JERSEY CITY

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

MARYANN BUCCI-CARTER, PP, AICP
ACTING PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

April 6, 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 April 13th, 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 April 5th, 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 Master Plan Reexamination Report concerning R-1 Downtown and a potential new R-5zoning district. Formal action may be taken. Carried from March 22, 2016 Planning Board Meeting **WITHDRAWN**

9. Review and discussion of amending the LDO to include the R-5 Zone District and amending the Zoning Map to change a section of R-1 in Downtown to the R-5, Low-Rise Residential, Mixed-Use Zone. Formal Action May be taken. Carried from March 22, 2016 Planning Board Meeting **WITHDRAWN**

10. Review and discussion of amending the LDO concerning the Townhouse use in the R-3, Multi-Family, Mid-Rise District. **Recommended to City Council for Adoption.**

11. Review and Discussion on amendment to the Liberty Harbor North Redevelopment Plan to revise the building type of Block 10. **Approved and recommended to City Council for Adoption.**

12. Review and Discussion on amendment to Scatter Site Redevelopment Plan to revise borders and clarify bulk and density standards. **Carried to April 19th, 2016 meeting**

13. Review and Discussion on amendments to the Journal Square 2060 Redevelopment Plan to clarify redevelopment status of parcels previously declared in need of redevelopment and reaffirming a previous acquisition list. Formal action may be taken. **TABLED**

14. Case: P14-040.1 Preliminary & Final Site Plan Amendment
Applicant: Coles Street Development Company, LLC
Review Planner: Maryann Bucci-Carter, PP, AICP
Attorney: Donald M. Pepe
Address: 286-298 Coles Street
Block: 6003, Lots: 1,2,3,4
6004, Lots 1,2
6005 Lot 13, 7
Zone: Jersey Avenue Park Redevelopment Plan
Description: Construction of 1,181 dwelling units, 89,900 sq. ft. of retail and 681 parking spaces and the creation of public open space
Deviation: Minimum Unit Size, Minimum Height less than 10'
Decision: Approved with conditions.

15. Case: P16-015 Minor Site Plan
Applicant: Sprint Spectrum, L.P.
Review Planner: Matt Ward, PP, AICP
Attorney: David. H. Soloway, Esq.
Address: 225 Grand Street
Block: 15901 Lot: 4
Zone: Liberty Harbor North Redevelopment Plan
Description: Installation of 6 wireless communications antennas
Decision: Approved.

16. Case: P16-021 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 430-432 Danforth Avenue
Block: 26101 Lot: 8
Zone: HC - Highway Commercial
Description: Installation of 3 additional antennas to existing monopole.
Decision: Approved.

17. Case: P15-053 Preliminary and Major Final Site Plan with Variances
Applicant: Myneni Towers LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington, III, Esq.
Address: 1542-1558 Kennedy Blvd.
Block: 29701 Lot: 1 and 53
Zone: NC - Neighborhood Commercial
Description: New 5-story mixed-use building with 68 residential units, ground floor commercial and 88 on-site parking spaces
Variance : Minimum required parking for commercial uses.
Decision: Approved.

18. Case: P16-018 Preliminary and Final Major Site Plan with Deviations
Applicant: Vaishno Ma Academy, LLC
Attorney: Donald M. Pepe, Esq.
Review Planner: Jeff Wenger, PP AICP
Address: 165-173 Academy Street
Block: 12308 Lot: 12 and 13
Zone: Journal Square 2060 Redevelopment Plan
Description: New 14-story mixed use building with 128 dwelling units, ground floor retail and two floors of commercial space.
Deviations: Required rear yard above the ground floor level.
Decision: Approved.

19. Case: P16-026 Preliminary and Final Major Site Plan with Deviations
Applicant: Laxmi Ma Academy URE, LLC
Attorney: Donald M. Pepe, Esq.
Review Planner: Jeff Wenger, PP AICP
Address: 147-151 Academy Street
Block: 12309 Lot: 3
Zone: Journal Square 2060 Redevelopment Plan
Description: New 8-story mixed use building with ground floor commercial and 69 dwelling units.
Deviations: Required floor to ceiling heights, required front setback and minimum sidewalk width, required commercial use depth, and required ground floor commercial uses.
Decision: **Approved.**

20. Case: P16-008 Minor Subdivision
Applicant: Canbis, LLC
Attorney: Rita McKenna, Esq.
Review Planner: Willow Latham
Address: 135 Terrace Ave
Block: 2502 Lot: 44
Zone: R-1 –One and Two-family Housing
Description: Minor subdivision of 1 oversized lot into 2 oversized lots.
Decision: **Approved.**

21. Case: P16-010 Minor Subdivision
Applicant: NB Cator Ave LLC
Attorney: Rita McKenna, Esq.
Review Planner: Willow Latham
Address: 396 Cator Ave
Block: 28202 Lot: 81
Zone: R-1 – One and Two-family Housing
Description: Minor subdivision of 1 oversized lot into 2 conforming lots.
Decision: **Approved.**

22. Case: P16-009 Minor Subdivision
Applicant: 340 Terrace LLC
Attorney: Rita McKenna, Esq.
Review Planner: Willow Latham
Address: 340 Terrace Ave
Block: 602 Lot: 26
Zone: R-1 – One and Two-Family Housing
Description: Minor subdivision of 1 oversized lot into 2 conforming lots.
Decision: **Approved.**

23. Case: P16-001 Minor Site Plan, “c” variance
Applicant: 276 St. Pauls Ave JC, LLC
Attorney: Robert P. Weinberg, Esq.
Review Planner: Willow Latham
Address: 276 St. Pauls Ave
Block: 6304 Lot: 21
Zone: R-3-Multi-family Mid-rise
Description: New 4-story, 4-unit residential building.
Variance: Minimum rear yard
Decision: **Approved.**

24. Certification of one artist certified at the Artist Certification Board meeting of March 1, 2016
1. James E. Dower - **Approved.**

25.. 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 Administrative Amendments to Preliminary & Final Site Plan # P03-020.1.01 submitted by 170 Lafayette Urban Renewal, LLC (170 Lafayette Street).
2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with “C” variances # P15-072 submitted by Calvary C.M.E. Church (25 Oak Street).
3. Resolution of the Planning Board of the City of Jersey City Denying Amended Preliminary & Final Site Plan with Deviations # P 06-124.2 submitted by 25 Columbus Circle “59B, LLC (310 10th St. aka Revetment House- B:8601, L: 2)
4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P16-015 submitted by Sprint Spectrum, L.P. (225 Grand Street).

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

27. .Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD