

# 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 1, 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 Friday, February 5<sup>th</sup>, 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 26, 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 amendments to chapter 345-70, off-street parking.  
**Recommended to City Council for Adoption.**
  
9. Review and discussion of amendments to the Water Street Redevelopment Plan to accommodate split zoned development sites. **Approved and recommended to City Council for Adoption.**
  
10. Case: P06-124.2 Amendments to Preliminary & Final Major Site Plan with 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: Site plan amendments to change façade materials, landscaping, lighting, curb design, and fencing  
Deviation: Minimum number of parking spaces and signage location  
**Carried to February 9th, 2016 meeting with preservation of notices.**
  
11. Case: P13-009.1 Amendments to Preliminary & Final Major Site Plan with Deviations  
Applicant: 75 Park Lane, LLC  
Attorney: Lisa A. John-Basta  
Review Planner: Maryann Bucci-Carter, PP, AICP and Naomi Hsu, PP, AICP  
Address: 75 Park Lane South  
Block: 7302 Lot: 9  
Zone: Newport Redevelopment Plan  
Description: Site plan amendments to reduce the number of residential units, increase building height, activate roof areas, and change building façade materials  
Deviation: Minimum number of parking spaces and minimum number of bicycle spaces  
**Withdrawn.**
  
12. Case: P15-092 Preliminary and Final Major Site Plan  
Applicant: 144 First Street LLC  
Attorney: Eugene Paolino  
Review Planner: Jeff Wenger  
Address: 144 First Street  
Block: 11502 Lot: 6  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: New 11 story mixed use building with 84 residential units and ground floor retail.  
**Decision: Approved with condition.**
  
13. Case: P15-083 Preliminary and Final Major Site Plan  
Applicant: Alan Cancro  
Attorney: Rita McKenna  
Review Planner: Jeff Wenger  
Address: 614-616 Summit Ave  
Block: 6701 Lot: 18  
Zone: Journal Square 2060 Redevelopment Plan  
Description: New 5 story mixed use building with 16 residential units and ground floor retail.  
**Decision: Approved.**
  
14. 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 Minor Site Plan #P15-093 submitted by NY SMSA Ltd. Partnership D?B/A Verizon Wireless( 65 Tonnele Avenue).
  2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with Deviations # P 15-078 submitted by Laxmi Ma Academy URE, LLC(147-153 Academy Street)
  3. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan # P 15-028.1 submitted By COA 99 Hudson, LLC (108 Greene St. aka 99 Hudson Street)
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # PP15-088 submitted by Monitor Maple, LLC(65-71 Monitor St & 260-266 Pine Street).
  5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan amendment # P14-071.1 submitted by St. Peter's Athletic Foundation, Inc.(201 Van Vorst Street).
  6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations(signage) # P 15-097 submitted by SL Hospitality, LLC(180-184 14<sup>th</sup> Street)
  7. Resolution of the Planning Board of the City of Jersey City approving Administrative Amendments to Prel/Final Site Plan # P 13-081.01 submitted by SL Hospitality, LLC ( 182-184 14<sup>th</sup> Street FKA 179 15<sup>th</sup> St., 180 14<sup>th</sup> St. & 184 14<sup>th</sup> St.)
  8. Resolution of the City of Jersey City Approving Minor Site Plan Amendment # P15-041.1 submitted by Drew Fletcher ( 245-247 York Street).
  
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD