

JERSEY CITY

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



STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

MARYANN BUCCI-CARTER, PP, AICP,
ACTING PLANNING DIRECTOR

September 22, 2016

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 September 27, 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 and Commerce
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 and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Sincerely,

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

c: Mayor's Office
File
Enclosures

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

Please take notice the Planning Board took the following action at the regular Meeting of September 20th, 2016.

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

7. Case: P16-052 Interim Use Extension
Applicant: Liberty Stone & Aggregates
Review Planner: Matt Ward, PP, AICP
Attorney: James McCann, Esq.
Address: 506 Caven Point Road
Block: 21503 Lot: 16, 17 & 18
Zone: Canal Crossing
Description: Two consecutive renewals of interim use for two, one-year periods for operation of an aggregate processing facility.
Decision: Approved.

8. Case: P15-041.1.001 Administrative Amendment
Applicant: Drew Fletcher
Review Planner: Matt Ward
Attorney: Rita McKenna
Address: 245-247 York Street
Block: 14106 Lot: 13 & 14
Zone: Van Vorst Park Historic District
Description: Alterations to the rear yard site plan and rear facade design and openings.
Decision: Approved.

9. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**

10. Review and discussion of proposed amendments to the Journal Square 2060 Redevelopment Plan. Formal action may be taken. Amendment will permit increased building height in Zone 10 with requirements for new public open space, buildings dedicated to the arts, a new pedestrian connection to PATH, and changes to the Zone District Map, Corner Bonus Map and bonus standards for a fund for Public Arts.
Approved and recommended to City Council for Adoption.

11. Review and discussion of proposed amendments to the Paulus Hook Redevelopment Plan. Formal action may be taken. This amendment proposes the creation of the Block 13102 Redevelopment Plan which includes zoning for a mixed use residential building, parking garage, public school, and open space while maintaining the existing residential building onsite. **Approved with amendments and recommended to City Council for Adoption.**

12. Case: P16-064 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 8 Columbus Drive
Block: 11603 Lot: 18
Zone: Exchange Place Redevelopment Plan
Description: Upgrade to existing wireless communication facility to replace 3 existing antennas with 3 new antennas and new support equipment.
Decision: Approved.

13. Case: P16-065 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 71 Claremont Avenue
Block: 23301 Lot: 2
Zone: R-1 Zone District
Description: Upgrade to existing wireless communication facility to collocate 3 additional antennas and install support equipment for a total of 11 antennas.
Decision: Approved.

14. Case: P16-061
Applicant: Tovaste Cornell, LLC
Review Planner: Matt Ward
Attorney: Charles J. Harrington III, Esq.
Address: 37-39 Cornelison Avenue
Block: 17102 Lot: 15 & 16
Zone: Morris Canal
Description: Construction of a 5-story residential building with 37 dwelling units and 37 parking spaces.
Testimony taken. Adjourned to October 4, 2016 meeting.

15. Case: P16-031
Applicant: Rammarayana Properties, LLC
Review Planner: Matt Ward
Attorney: Charles J. Harrington III, Esq.
Address: 326-328 Johnston Avenue, et al.
Block: 17505 Lot: 10 & 11
Zone: Morris Canal
Description: Construction of a 5-story mixed use building with 20 dwelling units, roughly 2,000 square feet of ground floor commercial and off-street parking.
Deviation: Building height, Parking stall size and rear yard setback.
Decision: Approved with conditions.

16. Case: P16-070 Preliminary and Final Major Site Plan with Deviations
Applicant: Sassoon Properties Inc. / Sasvic Holdings LLC
Review Planner: Jeff Wenger
Attorney: Eugene Paolino
Address: 2973 Kennedy Blvd. / 96-100 Cottage Street
Block: 9402 Lot: 15-17
Zone: Journal Square 2060 Redevelopment Plan
Description: New 20 story mixed use building with 79 residential units, 18,654 square feet of office, and 6,770 square feet of retail
Deviation: Rear yard stepback, front stepback, side stepback, shape factor.
Carried to October 18th, 2016 Meeting.
17. Case: P16-069 Preliminary & Final Site Plan for 3 year Interim Use Parking Lot
Applicant: Pathside, LLC c/o Panepinto Properties
Review Planner: Jeff Wenger
Attorney: George Garcia
Block: 9501 Lot: 118
Address: 501 Summit Avenue
Zone: Journal Square 2060 Redevelopment Plan
Description: Temporary Interim use parking lot for three (3) years.
Decision: Approved.
18. Case: P16-056 Preliminary and Final Major Site Plan with Deviations
Applicant: Monticello Equities LLC
Review Planner: Jeff Wenger
Attorney: Steven J. Tripp
Address: 136 Summit Ave
Block: 15305 Lot: 6.01 and 6.02
Zone: Summit and Fairmount Redevelopment Plan
Description: New 9 story 99 unit residential building with 2,240 square feet of retail and 75 parking spaces.
Deviation: Balcony protrusion, floor to ceiling height, various building stepbacks
Testimony taken at September 6th, 2016 meeting. Carried to October 18th, 2016 Meeting.
19. Case: P16-072 Preliminary and Final Major Site Plan
Applicant: 87 Newkirk Holding Company Urban Renewal, LLC
Review Planner: Jeff Wenger
Attorney: Charles Harrington, Esq.
Address: 87 Newkirk Street nka 97 Newkirk Street
Block: 12204 Lot: 12
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 14 story mixed use building with 112 residential units, ground floor and basement retail space
Carried to October 4th, 2016 meeting.
20. 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 Amendment # P15-001.001 submitted by 110 First Street Urban Renewal Associates, LLC (108 First Street Park).
 2. Resolution of the Planning Board of the City of Jersey City Approving Expansion of Pre-Existing Conditional Use # P16-035 submitted by Danielle De Lopez(238 First St. aka 26 Erie St.).
 3. Resolution of the Planning Board of the City of Jersey City Approving Temporary Extension of Interim Use Approval # P16-052 submitted by Liberty Stone Aggregates, LLC (506 Caven Point Ave.).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Site Plan # P16-043 submitted by The Roxy Urban Renewal Co., LLC (201 Cornelison Ave.
 5. Resolution of the Planning Board of the City of Jersey City Approving Proposed amendments to The Paulus Hook Redevelopment Plan to remove tax Block 13102 and to create the New Block 13102 Redevelopment Plan.
21. Executive Session.
22. Adjournment.