

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

August 17, 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 August 23rd, 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 August 16th, 2016

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

8. Case: P14-045.1 Site Plan Amendment
Applicant: Jersey City Housing Authority
Review Planner: Jeff Wenger, PP, AICP
Attorney: Charles Harrington
Address: 561 Montgomery Street
Block: 13602 Lot: 1.01
Zone: R-4 Multi Family High Rise
Description: Reallocation of units and minor facade alterations.
Decision: Approved.

9. Case: P16-036 Minor Site Plan
Applicant: St. Peter's Athletic Foundation
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington III, Esq.
Address: 201 Van Vorst Street
Block: 14205 Lot: 14.01
Zone: Tidewater Basin Redevelopment Plan
Description: Signage application in connection with approved St. Peter's field house development
Deviation: Maximum size of signage
Decision: Approved.

10. Case: P16-048 Preliminary and Final Major Site Plan with Deviations
Applicant: 184 Morgan Street Associates Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Marjorie M. Mocco, Esq.
Address: 331 Marin Boulevard
Block: 11507 Lot: 8-22
Zone: Morgan Grove Marin Redevelopment Plan
Description: A mixed-use high rise building with 448 dwelling units, 5,110 square feet of ground floor commercial, 6,470 square foot theater, and a valet parking garage with 116 spaces
Deviation: Maximum utility room frontage and required building setback
CARRIED TO OCTOBER 4, 2016 MEETING WITH PRESERVATION OF NOTICE

11. Case: P16-047 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 550 Newark Avenue
Block: 806 Lot: 24
Zone: R-1 Zone District
Description: Installation of 3 additional antennas and replacement of equipment to an existing wireless communication facility.
Decision: Approved.

12. Case: P16-049 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 561 West Side Avenue
Block: 19201 Lot: 45
Zone: Neighborhood Commercial
Description: Installation of 3 additional antennas and replacement of equipment to an existing wireless communication facility.
Decision: Approved.

13. Case: P16-045 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 2472 Kennedy Boulevard
Block: 17801 Lot: 1
Zone: R-3 Zone District
Description: Upgrade to existing wireless communication facility to replace some existing antennas with new equipment for a total of nine antennas.
Decision: Approved.

14. Case: P16-046 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 563 Central Avenue
Block: 802 Lot: 26 & 27
Zone: R-1 Zone District
Description: Upgrade to existing wireless communication facility to replace 3 existing antennas with 3 new antennas.
Decision: Approved.

15. Case: P16-055 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 2672 Kennedy Blvd
Block: 13303 Lot: 30
Zone: R-3 Zone District
Description: Installation of 6 additional antennas and replacement of equipment to an existing wireless communication facility.
Decision: Approved

16. Case: P16-055 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 30 Mall Drive
Block: 7303 Lot: 8
Zone: Newport Redevelopment Plan
Description: Installation of 3 additional antennas and replacement of equipment to an existing wireless communication facility.
Decision: Approved.
17. Case: P16-057 Preliminary and Final Major Subdivision
Applicant: Morris Canal Incentives Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington III, Esq.
Address: 100 Monitor Street
Block: 15802 Lot: 1, 2, 38, 39, 40 & 41
Zone: Morris Canal Redevelopment Plan
Description: Consolidating lots to create 2 lots, one of which will be dedicated as a right-of-way.
Decision Approved with conditions.
18. Case: P16-058 Preliminary and Major Final Site Plan
Applicant: Morris Canal Incentives Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington III, Esq.
Address: 100 Monitor Street
Block: 15802 Lot: 1, 2, 38, 39, 40 & 41
Zone: Morris Canal Redevelopment Plan
Description: A mixed-use five-story building with 308 dwelling units, 2,980 square feet of ground floor commercial, 8,000 square foot office, 85 parking spaces and improvements to a proposed right-of-way with on-street parking.
Decision: Approved with conditions.
19. Case: P16-062 Preliminary and Final Major Site Plan with Deviations
Applicant: One Journal Square Tower North Urban Renewal Company LLC
One Journal Square Tower South Urban Renewal Company LLC
One Journal Square Partners Urban Renewal Company LLC
One Journal Square Condominium Association Inc.
Review Planner: Jeff Wenger, PP, AICP
Attorney: Eugene Paolino
Address: 10 Journal Square
Block: 9501 Lot: 23
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new mixed use project with two towers of 46 and 79 stories with 1,725 residential units, 88,754sf of retail, 126,937sf of office, 910 parking spaces, and reconstruction of the Journal Square Plaza.
Deviation: Maximum tower diagonal measurement, driveway design, driveway width, parking stall size, entry recess, bicycle parking, bicycle parking for garage use.
Decision: Approved with conditions.
20. Case: P16-054 Preliminary and Final Major Site Plan with Deviations
Applicant: 30 Journal Square Partners LLC
Review Planner: Jeff Wenger, PP, AICP
Attorney: Eugene Paolino
Address: 30 Journal Square
Block: 10702 Lot: 4 & 6 - 15
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 72 story mixed use project with 741 residential units, 15,030sf of retail, 96,602sf of office, and 741 parking spaces, and public plazas.
Deviation: Public plaza area and coverage, maximum office tower diagonal measurement, maximum parking requirement, parking aisle dimensions.
Decision: Approved with conditions.
21. Case: P16-050 Preliminary and Final Major Site Plan with Deviations
Applicant: Nicholas Babalis
Review Planner: Jeff Wenger, PP, AICP
Attorney: Rita McKenna
Address: 19 Perrine Avenue
Block: 10803 Lot: 2, 3, & 4
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story residential building with 54 units.
Deviation: Front yard setback.
CARRIED TO OCTOBER 4, 2016 MEETING WITH PRESERVATION OF NOTICE
22. Case: P16-052 Interim Use Extension
Applicant: Liberty Stone & Aggregates
Review Planner: Matt Ward, PP, AICP
Address: 506 Caven Point Road
Block: 21503 Lot: 16, 17 & 18
Zone: Canal Crossing Redevelopment Plan
Description: Two consecutive renewals of interim use for two, one-year periods for operation of a aggregate processing facility.
CARRIED TO SEPTEMBER 6, 2016 MEETING.

23. 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 Amendments to the Montgomery Gateway Redevelopment Plan changing the Zoning to allow residential as a "permitted use" and recommending approval by the City Council.
2. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Lafayette Park Redevelopment Plan and recommending Adoption by the City Council.
3. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Jackson Hill Redevelopment Plan to replace the existing Martin Luther King Drive and Monticello Avenue Redevelopment Plans and recommending Adoption by the City Council.

4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P16-007 submitted by GND Builders, LLC (313-321 Pine Street).
5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "C" variances # P16-027 submitted by Broadway West Associates, LLC (1072-1075 West Side Avenue).
6. Resolution of the Planning Board of the City of Jersey City Approving a One Year Extension of Minor Site Plan for a conditional use # P07-046 submitted by Theodora & Thomas Titus (349 Arlington Avenue).
7. Resolution of the Planning Board of the City of Jersey City Approving a One Year Extension of Preliminary & Final Site Plan with "C" Variance # P05-123 submitted by 669 Bergen Ave. Jersey City, LLC (669 Bergen Avenue).
8. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "C" Variances # P16-051 submitted by 87 Bright St.,JC, LLC (87 Bright Street)
9. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final "Site Plan # P16-024 submitted by 255 Newark JC Group, LLC (255 Newark Avenue).
10. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan for signage# P16-040 submitted by Dollar Tree Stores, Inc. (3000 Kennedy Blvd.).
11. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Site Plan # P06-124.4 submitted by Embankment Property, LLC (270 Tenth St-"Embankment House").
12. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan with Deviation # P06-124.3 submitted by 25 Columbus Circle #59B, LLC (310 Tenth St- "Revetment House").
13. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan –Phase I and Preliminary Site Plan-Phase 2 # P16-025 submitted by Broadway West Associates, LLC (1072-1075 Broadway).
14. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P16-039 submitted by 16 Bennett Street, LLC (148-152 Clarke Avenue & 16 Bennett Street).
15. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "C" Variance # P16-028 submitted by 208 York JC Group, LLC (208 York Street).
16. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "C" Variance # P16-041 submitted by 208 York JC Group, LLC (206 York Street).

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD