

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

October 19, 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 next available 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 October 18, 2016.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. 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 setbacks
Decision: Approved
8. New Business:
9. Review and discussion of amendments to the Ocean Bayview Redevelopment Plan to assign density and parking standards to adaptive reuse projects. **Approved and recommended to City Council for Adoption.**
10. 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, 6,770 square feet of retail
Deviation: Rear yard setback, front setback, side setback, shape factor.
Decision: Carried to November 1, 2016 meeting
11. Case: P16-016 Preliminary and Final Major Site Plan with Deviations
Applicant: Kasturi Thangri
Review Planner: Jeff Wenger, PP, AICP
Attorney: Charles Harrington
Address: 74-76 Cottage
Block: 7902 Lot: 67, 68
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 8 story, residential building with 44 units and 2,252sf of retail.
Deviation: Maximum building height.
Decision: Approved
12. Case: P16-044 Preliminary and Final Major Site Plan with Deviations
Applicant: Govinda Sanskar Center
Review Planner: Jeff Wenger, PP, AICP
Attorney: Eugene O'Connell
Address: 783 Newark Ave
Block: 9402 Lot: 4
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new house of worship
Deviation: Maximum ground floor ceiling height.
Decision: Approved
13. Case: P15-073.1 Preliminary and Final Major Site Plan Amendment with Deviations
Applicant: Rescore Montgomery LLC
Review Planner: Jeff Wenger
Attorney: Eugene Paolino
Address: 711 Montgomery Street
Block: 15004 Lot: 15&31
Zone: McGinley Square East Redevelopment Plan
Description: Reduction of unit count from 304 to 299, increase in retail space from 3,755 to 5,077sf, and minor changes to site plan design.
Deviations: Maximum area of roof enclosure, minimum retail depth.
Decision: Approved
14. Case: P16-076 Minor Site Plan with Deviations – Interim Use Signage
Applicant: Morgan Street Developers Urban Renewal Company LLC
Review Planner: Matt Ward
Attorney: Eugene Paolino
Address: 65 Bay Street
Block: 11608 Lot: 1
Zone: Exchange Place North Redevelopment Plan
Description: Interim use of three temporary signs on the facades of 65 Bay Street
Deviation: Number of signs, size of signs
Decision: Approved with conditions

(Continued on next page)

15. Case: P16-048 Preliminary and Final Major Site Plan with Deviations
Applicant: 184 Morgan Street Associates Urban Renewal, LLC
Review Planner: Matt Ward
Attorney: Marjorie M. Mocco
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
Decision: Approved with conditions
16. Case: P16-066 Minor Site Plan with Variances
Applicant: Ankit Jain
Review Planner: Matt Ward
Attorney: Rita McKenna
Address: 415.5 Monmouth Street
Block: 9902 Lot: 17
Zone: Neighborhood Commercial
Description: New 4-story mixed-use building with 3 dwelling units and 678 square feet of ground floor commercial
Variance: Rear yard
Decision: Approved
17. Case: P16-083 Preliminary and Final Major Site Plan with Deviations
Applicant: Opis Partners
Review Planner: Matt Ward
Attorney: Chuck Harrington
Address: 323-325 Pine Street
Block: 17505 Lot: 4 & 5
Zone: Morris Canal Redevelopment Plan
Description: New 7-story residential building with 20 units of which two units are affordable, 7-story building setback and seven parking spaces
Deviation: "c" variance for height and stories
Decision: Approved
18. 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 Major Site Plan with variances # P15-060, submitted by BCB Community Bank (429-437 Bergen Ave.)
2. Resolution of the Planning Board of the City of Jersey City Approving administrative amendment #P15-041.1.01, submitted by Drew Fletcher (245-247 York St.) B: 14106 Lots: 13 & 14
3. Resolution of the Planning Board of the City of Jersey City Approving Minor subdivision #P16-063, submitted by Myneni Homes, LLC (265-267 Danforth Ave.) B: 28001 Lot: 15
4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan #P16-071, submitted by RGH JC 435, LLC (435 Palisade Ave.) B: 3902 Lot: 26
5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan with deviations # P16-062, submitted by One Journal Square Tower North Urban Renewal Company, LLC (10 Journal Sq.) B: 9501 Lot: 23
6. Resolution of the Planning Board of the City of Jersey City Approving amendments to the Jersey City Zoning map regarding the addition of a Restaurant Overlay Zone in Neighborhood Commercial and Commercial/Automotive districts along West Side Avenue
7. Resolution of the Planning Board of the City of Jersey City Approving amendments to the Morris Canal Redevelopment Plan regarding the Mixed Use Zones.
19. Executive Session.

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD