

# 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 20, 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 Saturday, April 23<sup>rd</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 April 19<sup>th</sup>, 2016

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
  - Case: P13-038.01 Administrative Amendment to Preliminary & Final Site Plan
  - Applicant: PSE&G c/o Noreen Merainer
  - Attorney: Glenn Kienz, Esq.
  - Review Planner: Maryann Bucci-Carter, PP, AICP
  - Address: 615-657 Monmouth Street
  - Block: 6902 Lot: 23
  - Zone: Newport Redevelopment Plan
  - Description: Adjustment to the upgrade to the Newport power station
  - Decision: Approved**
7. New Business:
8. Review and discussion of Amendments to the Restaurant Overlay Zone (ROZ) boundaries in and around the Junction. **Recommended to City Council for Adoption.**
9. Review and discussion of Amendments to the TOD-W Zone of the Morris Canal Redevelopment Plan regarding ground floor uses and bulk standards. **Approved and recommended to City Council for Adoption.**
10. Review and Discussion on amendment to Scatter Site Redevelopment Plan to revise borders and clarify bulk and density standards. **Approved and recommended to City council for Adoption.**
11. Case: P15-048 Minor Site Plan with Deviation  
Applicant: John & Maryann LLC  
Attorney: Nicholas Cherami, Esq.  
Review Planner: Matt Ward, PP, AICP  
Address: 108 Kearney Ave  
Block: 22501 Lot: 47  
Zone: Green Villa Redevelopment Plan  
Description: Proposed 2-family home with parking  
Deviation: Building coverage  
**Carried with preservation of Notices to May 10<sup>th</sup>, 2016 meeting.**
12. Case: P15-047 Minor Site Plan with Deviation  
Applicant: John & Maryann LLC  
Attorney: Nicholas Cherami, Esq.  
Review Planner: Matt Ward, PP, AICP  
Address: 110 Kearney Ave  
Block: 22501 Lot: 48  
Zone: Green Villa Redevelopment Plan  
Description: Proposed 2-family home with parking  
Deviation: Building coverage  
**Carried with preservation of Notices to May 10<sup>th</sup>, 2016 meeting.**
13. Case: P13-009.2 Preliminary & Final Major Site Plan Amendment  
Applicant: 75 Park Lane, LLC  
Review Planner: Maryann Bucci-Carter, PP, AICP and Naomi Hsu, PP, AICP  
Attorney: Lisa A. John-Basta  
Address: 75 Park Lane South  
Block: 7302 Lots: 9 and 60  
Zone: Newport Redevelopment Plan  
Description: Construction of a new residential building to contain 359 dwelling units. Amendments include reduction in number of units, changes to building façade, and increase in building height.  
**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 Amended Preliminary & Final Site Plan with Deviations # P 14-040.1 submitted by Coles Street Development (286-298 Coles Street)
  2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & final site Plan # P15-053 submitted by Myneni Towers ( 1542-1559 Kennedy Boulevard).
  3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P16-009 submitted by 340 Terrace, LLC ( 340 Terrace Avenue)
  4. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P16-008 submitted by Canbis, LLC ( 135 Terrace Avenue).
  5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Liberty Harbor North Redevelopment Plan to revise the building type in Block 10.
  6. Resolution of the Planning Board of the City of Jersey City Approving he review of amendments to the LDO concerning Townhouse Use in the R-3, Multi-family and Mid-rise District.
  7. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision #P16-010 submitted by NB Cator Avenue, LLC ( 396 Cator Avenue).
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. .Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD