

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

May 25, 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 Tuesday, May 31, 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: Liquean 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 May 24, 2016.

1. Call to Order
 2. Sunshine Announcement
 3. Roll Call
 4. Swear in Staff
 5. Correspondence
 6. Old Business
 7. New Business:
-
8. Section 31 Review pursuant to NJSA 40:55D-31 for Paulus Hook Park. **Reviewed presentation.**
 9. Section 31 Review pursuant to NJSA 40:55D-31 for the City Hall Annex building on Block 21201, Lot 17.01 aka 360-398 MLK Drive. **Reviewed Presentation**
 10. Case: P07-047 One Year Extension of Preliminary Site Plan Approval with Deviations
Applicant: 209 Ninth Street, LLC
Review Planner: Maryann Bucci-Carter, PP, AICP
Attorney: Eugene P. O'Connell
Address: 209 Ninth Street
Block: 251 Lot: 57
Zone: Grove Street NDP Redevelopment Plan
Description: One year extension originally granted by the Planning Board November 20, 2007 and memorialized on April 8th, 2008.
Decision: Approved.
 11. Case: P14-044 Extension of Preliminary & Final Major subdivision with variances
Applicant: J.C.H.A.
Review Planner: Matt Ward
Attorney: Charles Harrington
Address: 561 Montgomery
Block: 13602 Lot: 1.01
Zone: R-4 Multi-Family High Rise
Description: Extension of additional 190 days to file the Plat originally signed by the Chairman and Board Secretary on February 16, 2016 in order that financing can be finalized prior to recording the plat.
Decision: Approved.
 12. Case: P07-005 Second One Year Extension of Preliminary Major Site Plan Approval
Applicant: 2 Shore Lane North, LLC
Attorney: Lisa A. John-Basta
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 2 Shore Lane
Old Block: 20 Lot: 3.13 & 3.06
New Block: 7302 Lot: 11
Zone: Newport Redevelopment Plan
Description: New 7-story mixed-use building with 48 residential units and 16,646 sf of ground floor retail space. Originally approved February 27, 2007 and granted a one year extension of approval on December 2, 2014 to June 30, 2016.
Decision: Approved.
 13. Case: P15.010.001 Administrative Amendment
Applicant: LT Realty Company, LLC
Review Planner: Willow Latham
Attorney: E. Neal Zimmermann
Address: 33 Hudson St.
Block: 14504 Lot: 1
Zone: Colgate Redevelopment Plan
Description: Removal and replacement of the existing vestibule and accompanying minor changes to front entryway façade.
Decision: Approved.
 14. a. Case: P15-098 Minor Subdivision with "c" variances
Applicant: AB Cruz Construction, Inc.
Review Planner: Willow Latham
Attorney: Charles Harrington
Address: 20 Thorne St.
Block: 2805 Lot: 41
Zone: R-1, One and Two Family Housing District
Description: Subdivision of one (1) oversized lot into three (3) nonconforming lots.
Variance: Lot area (3), Lot width (3).
Decision: Approved.
 - b. Case: P15-098 Minor Site Plan with "c" variances
Applicant: AB Cruz Construction, Inc.
Review Planner: Willow Latham
Attorney: Charles Harrington
Address: 20 Thorne St.
Block: 2805 Lot: 41.01, 41.02, 41.03
Zone: R-1, One and Two Family Housing District
Description: Construction of 3, 2-family buildings on 3 pending subdivision approvals
Variance: % of ground floor garage dimensions, minimum garage dimensions
Decision: Approved with conditions.

15. Case: P16-030 Preliminary/Final Major Site Plan
Applicant: MC Maple Holding, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Robert A. Verdibello
Address: 268 Pine Street, 72-74 Maple Street, and 81 Monitor Street
Block: 19003 Lot: 13,14,15 & 16
Zone: Morris Canal Redevelopment Plan
Description: New 8-story building, 104 residential units, 3,089 sf of ground floor retail, 35 parking spaces.
Decision: Approved with conditions.
16. Case: P16-027 Minor Subdivision with "C" Variances
Applicant: Broadway West Associates LLC
Review Planner: Jeff Wenger
Attorney: Francis Regan
Address: 1072 & 1075 West Side Avenue
Block: 9204 Lot: 1 & Block: 9301 Lot : 24, 27-30
Zone: R-3 Multi-Family Mid-Rise
Description: Consolidation of 6 tax lots into 1.
Variance: 5 structures on 1 lot.
Carried to June 14th, 2016 Planning Board meeting.
17. Case: P16-025 Preliminary and Final Major Site Plan with "c" Variances
Applicant: Broadway West Associates LLC
Review Planner: Jeff Wenger
Attorney: Francis Regan
Address: 1072 & 1075 West Side Avenue
Block: 9204 Lot: 1 & Block: 9301 Lot : 24, 27-30
Zone: R-3 Multi-Family Mid-Rise
Description: Construction of 3 new mixed use buildings and conversion of one existing mixed use building, ranging from 3 to 8 stories for 486 residential units, 25,452 square feet of retail and 384 parking spaces.
Variance: Maximum parking level height, Minimum setback for rooftop height exceptions.
Carried to June 14th, 2016 Planning Board meeting.
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 Minor Site Plan with Deviation # P15-048 submitted by John & Maryann, LLC (110 Kearny Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviation # P15-047 submitted by John & Maryann, LLC (108 Kearny Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations #P16-026 submitted by Laxmi Ma Academy URE, LLC (147-151 Academy Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Preliminary & Final Site Plan for Interim Use signage submitted by 1 Edward Hart Road, LLC (1 Edward Hart Road).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P16-011 submitted by Taraprasad Gurnani (420-424 Whiton Street).
 6. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-049 submitted by John & Maryann, LLC (13-15 Parnell Place).
 7. Resolution of the Planning Board of the City of Jersey City Approving a Two (2) Year Extension of Preliminary Site Plan approval to June 30, 2018 Case # P08-114 submitted by 134 Bay Street, LLC (155 Bay Street & 352 Luis Marin Blvd – Provost Square).
 8. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan # P07-153 submitted by SK Thomas McGovern Associates, LLC (79 Thomas McGovern Drive).
 9. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P16-026 submitted by Vaishno Ma Academy, LLC (165-173 Academy Street).
 10. Resolution of the Planning Board of the City of Jersey City Approving an Extension of Major Subdivision Approval with "c" variances # P14-044 submitted by J.C.H.A. (561 Montgomery Street).
 11. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Ninth & Brunswick Redevelopment Plan to permit "medical Offices and financial services".
 12. Resolution of the Planning Board of the City of Jersey City Approving and recommending Adoption by the City Council proposed amendments to the Morris Canal Redevelopment Plan to amend the Zoning regulations.
 13. Resolution of Approval by the Planning Board of the City of Jersey City for review and discussion of amendments to the LDO regarding R-1 Supplemental Zoning Standards relating to lot sizes and setbacks and recommending Adoption by the City Council.
 14. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Journal Square 2060 Redevelopment Plan clarifying the redevelopment status of certain parcels and recommending Adoption by the City Council.
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. .Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD