

# JERSEY CITY

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



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

March 11, 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 Thursday, March 17<sup>th</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 March 8<sup>th</sup>, 2016

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:  
  
Case: P03-168.1.01 Administrative Amendment Final Site Plan, Phase 2  
Applicant: Liberty Harbor North Urban Renewal, LLC  
Review Planner: Maryann Buccic-Carter, PP, AICP  
Attorney: James McCann, Esq.  
Address: 201 & 187 Luis Marin Boulevard fka 193-201 Luis Marin Boulevard  
Block: 15901 fka 60.07 L: 10 fka Lot 1  
15901 fka 60.08 L: 8 fka Lot 1  
Zone: Liberty Harbor North  
Description: Floor plan adjustment decreasing the number of units by 2, a garage striping change decreasing the number of parking spaces by 8  
**Decision: Approved.**
7. New Business:
8. Review and discussion of Master Plan Reexamination Report concerning R-1 Downtown and a potential new R-5 zoning district. **Carried to March 22, 2016 Planning Board Meeting**
9. Review and discussion of amending the LDO to include the R-5 Zone District and amending the Zoning Map to add a section of R-1 in Downtown to the R-5 Zone.  
**Carried to March 22, 2016 Planning Board Meeting**
10. Case: P-16-006 Preliminary and Final Site Plan with deviations  
Applicant: Kuldip Singh  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Buccic-Carter, PP, AICP  
Address: 598 Grove Street  
Block: 7104 Lot: 6, 7, 8  
Zone: Jersey Avenue Light Rail  
Description: Demolition of a billboard and former bar and construction of a new gas station with canopy.  
Deviation: signage number and setbacks  
**Decision: Approved with conditions.**
11. Case: P16-014 Minor Site Plan with Deviation  
Applicant: Pierre Hohenberg  
Attorney: Rita McKenna  
Review Planner: Jeff Wenger  
Address: 16 Bright Street  
Block: 14106 Lot: 34  
Zone: Bright Street Redevelopment Plan  
Description: New 2 unit mixed use building with 1,150sf of professional office space.  
Deviation: Building height.  
**Decision: Approved .**
12. Case: P15-012 Minor Subdivision Approval Extension  
Applicant: 180 Baldwin Avenue LLC  
Attorney: Eugene Paolino  
Review Planner: Jeff Wenger  
Address: 180 Baldwin Avenue  
Block: 10901 Lot: 64, 65, 66, 67  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Reconfiguration of 4 lots into 2.  
**Decision: Approved.**
13. 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 Minor Subdivision Extension # P15-012 submitted by 180 Baldwin Ave., LLC (180 Baldwin Avenue)
  2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviation for Maximum Height # P16-014 submitted by Pierre Hohenberg(16 Bright Street)..
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 14-057 submitted by Durga Ma Sip, LLC.(232 Sip Avenue).
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 15-062.1 submitted by Vaishno Ma Summit, LLC ( 362 Summit Avenue).
  5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations(signage) Phase I # P16-012 submitted by 360 9<sup>th</sup> Street, LLC ( 364 9<sup>th</sup> Street aka 255 Brunswick St)
  6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-092 submitted by 144 First Street, LLC(144 First Street).
  7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # PP16-005 submitted by K.A.O.C, LLC ( 3 Perrine Avenue).
  8. Resolution of the Planning Board of the City of Jersey City Approving amendments to the TOD-W Zone of the Morris Canal Redevelopment Plan and recommending Adoption by the City Council.
  9. Resolution of the Planning Board of the City of Jersey City Approving a Report concerning the Determination of the Bergen Hill Study Area to be an Area in need of Rehabilitation and recommending Adoption by the City Council.
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD