

# 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

July 21, 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 July 26<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 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 July 19, 2016

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:
  
8. Review and discussion of the proposed Jackson Hill Redevelopment Plan to replace the existing Martin Luther King Drive and Monticello Avenue Redevelopment Plans.  
**Approved and recommended to City Council for Adoption.**
  
9. Review and discussion of amendments to the Lafayette Park Redevelopment Plan.  
**Approved and recommended to City Council for Adoption.**
  
10. Review and discussion of amendments to the Montgomery Gateway Redevelopment Plan to add residential as a permitted use in the Rehabilitation district. **Approved and recommended to City Council for Adoption.**
  
11. Case: P06-124.4 Amended Final Site Plan  
Applicant: 25 Columbus Circle #59B, LLC  
Review Planner: Maryann Bucci Carter, PP, AICP and Barkha R Patel  
Attorney: James C. McCann, Esq.  
Address: 270 Tenth Street (aka the Embankment House)  
Block: 8602 Lot: 2  
Zone: Newport Redevelopment Plan  
Description: Reconfiguration of parking  
**Decision: Approved.**
  
12. Case: P06-124.3 Amended Preliminary and Final Major Site Plan with Deviation  
Applicant: 25 Columbus Circle #59B, LLC  
Review Planner: Maryann Bucci Carter, PP, AICP and Barkha R Patel  
Attorney: James C. McCann, Esq.  
Address: 310 Tenth Street (aka the Revetment)  
Block: 8601 Lot: 2  
Zone: Newport Redevelopment Plan  
Description: Construction of new residential building (Revetment) with 6 stories, 163 residential units ranging from studios to 3 bedrooms and a total of 163 parking spaces  
Deviation: Number of signs  
**Decision: Approved.**
  
13. 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 AUGUST 16, 2016 MEETING WITH PRESERVATION OF NOTICE**
  
14. Case: P16-043 Preliminary and Final Major Site Plan with Deviations  
Applicant: The Roxy Urban Renewal Company, LLC  
Review Planner: Matt Ward, PP, AICP  
Attorney: Eugene T. Paolino, Esq.  
Address: 201 Cornelison Avenue  
Block: 13601 Lot: 12  
Zone: Beacon Redevelopment Plan  
Description: Renovation and restoration of an existing historically significant building as a mixed use building with 64 dwelling units, 1,970 square feet of ground floor commercial, and 9 on-site and 15 off-site parking spaces  
Deviation: Minimum required parking  
**Decision: Approved.**
  
15. Case: P16-007 Preliminary and Final Major Site Plan with Deviations  
Applicant: GND Builders, LLC  
Review Planner: Matt Ward, PP, AICP  
Attorney: Charles J Harrington, III, Esq.  
Address: 313-321 Pine St & 412-418 Whiton St  
Block: 17505 Lots: 6, 7, 8, 17, and 18  
Zone: Morris Canal Redevelopment Plan  
Description: A phased development of two 6-story residential apartment buildings with 44 units and 29 parking spaces in phase 1 and 36 units and 28 parking spaces in phase 2  
Deviations: two curb cuts, minimum drive aisle width, minimum rear yard setback  
**Decision: Approved.**
  
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.  
**Decision: Approved.**
  
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.  
**Decision: Approved with conditions.**

18. Case: P16-041 Preliminary & Final Site Plan with "C" variances  
Applicant: 206 York Group, LLC  
Review Planner: Willow Latham  
Attorney: Jason Tuvel, Esq.  
Address: 206 York Street  
Block: 14102 Lot: 14  
Zone: Van Vorst Park Historic District  
Description: Expansion of an existing four-story townhouse to the rear, with historical renovation of front façade and demolition of an existing one-story stucco garage.  
Variance: Maximum Building Coverage  
**Decision: Approved with conditions.**
19. Case: P16-028 Preliminary & Final Site Plan with "C" Variance  
Applicant: 208 York Group, LLC  
Review Planner: Willow Latham  
Attorney: Jason Tuvel, Esq.  
Address: 208 York Street  
Block: 14102 Lot: 15  
Zone: Van Vorst Park Historic District  
Description: Expansion of an existing four-story townhouse to the rear, with historical renovation of front façade and demolition of an existing masonry shed.  
Variance: Maximum Building Coverage  
**Decision: Approved with conditions.**
20. Case: P16-051 Minor Site Plan with "C" Variances  
Applicant: 87 Bright Street JC, LLC  
Review Planner: Willow Latham  
Attorney: Charles Harrington, Esq.  
Address: 87 Bright Street  
Block: 13905 Lot: 12  
Zone: Van Vorst Park Historic District  
Description: Rehabilitation of an existing two-story structure and addition of two stories to create a four-story, two-unit residential building with two garage spaces.  
Deviation: Maximum height; on-site parking; front yard setback  
**Decision: Approved with conditions.**
21. Case: P16-040 Minor Site Plan  
Applicant: Dollar Tree Stores, Inc.  
Review Planner: Jeff Wenger  
Attorney: Matthew Tomasco, Esq.  
Address: 3000 JFK Blvd.  
Block: 6505 Lot: 13.02  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Store signs  
Waiver: Sign size and placement.  
**Decision: Approved.**
22. 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 One Year Extension of Amended Preliminary & Final Site Plan Approval # P 13-010.1 to June 16, 2017, submitted by Morgan Point Urban Renewal Co., LLC (159 Morgan St & 328 Marin Blvd).
  2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Preliminary and Final Major Sire Plan with Deviations # P12-064.001 submitted by PSE & G ( 427-451 Grand Street).
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P16-042 submitted by 2 Shore Drive North, LLC ( 2 Shore Lane and 1 Shore Lane and 20 Newport Parkway).
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P16-033 submitted by LBM Group ( 829-843 Garfield Avenue).
  5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "C" variances # P16-038 submitted by G to K, LLC ( 237-239 Gates Avenue)
  6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P16-037 submitted by MEPT Newport Tower, LLC ( 525 Washington Blvd.- Signage and Plaza improvements).

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD