

# 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

November 2, 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 November 1, 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 a new R-5 zone district and related amendments to the zoning map. **Approved**
9. Case: P16-080  
Applicant: Hudson Toyota  
Review Planner: Tanya Marione  
Attorney: Robert A. Verdibello, Esq  
Address: 599 Route 440  
Block: 16001 Lot: 6,7,8  
Zone: WPD  
Description: The addition and alteration to the existing building to create an additional 6,664 sq ft of retail auto service center and the construction of a building to house a 1,289 sq ft car wash  
**Decision: Approved**
10. Case: P16-022  
Applicant: CMC Construction Group, LLC  
Review Planner: Tanya Marione  
Attorney: Charles Harrington  
Address: 2 and 6 Elizabeth Street  
Block: 9702 Lot: 4 and 5  
Zone: R-1, One and Two Family Housing District  
Description: Perfection of Subdivision  
**Decision: Approved**
11. Case: P16-088 Preliminary and Final Major Site Plan with Deviations  
Applicant: Manly Warringah URF LLC c/o Dixon Advisory  
Review Planner: Matt Ward  
Attorney: Thomas P. Leane  
Address: 158 Mercer Street  
Block: 12801 Lot: 13  
Zone: Historic and Montgomery Gateway Redevelopment Plan  
Description: Restoration and rehabilitation of a former church and parsonage into a multi-family building containing 10 dwelling units.  
Deviation: Minimum off-street parking and minimum bike parking  
**Decision: Approved with conditions**
12. Case: P16-084 Preliminary and Final Major Site Plan with Deviations  
Applicant: Pegasus Enterprises  
Review Planner: Matt Ward  
Attorney: Thomas P. Leane  
Address: 100 Colden Street  
Block: 13802 Lot: 12-19  
Zone: Bates Street Redevelopment Plan  
Description: Proposed 12-story mixed-use building with 128 dwelling units, 168 parking spaces, 28,650 square feet of ground floor retail and 66,000 square feet of self-storage space  
**Decision: Carried to November 15, 2016 meeting**
13. Case: P16-091 Preliminary Major Site Plan  
Applicant: PH Urban Renewal, LLC  
Review Planner: Matt Ward  
Attorney: Charles Harrington  
Address: 25 Christopher Columbus Drive  
Block: 13102 Lot: 1.01 & 1.02  
Zone: Block 13102 Redevelopment Plan  
Description: Development of a mixed use building with 750 residential units, 38 of which are affordable, a parking garage with 416 spaces, public plaza, 18,464 square feet of ground floor retail, and public school  
**Decision: Approved with conditions**
14. Case: P16-053 Minor Site Plan  
Applicant: 328 Montgomery, LLC  
Review Planner: Matt Ward  
Attorney: Carmen E. Mediola, Esq.  
Address: 328 Montgomery St.  
Block: 12808 Lot: 16  
Zone: Montgomery Gateway Redevelopment Plan and Van Vorst Park Historic District  
Description: Rehabilitation of a storefront and signage  
**Decision: Carried to November 15, 2016 meeting**

15. 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 stepback, front stepback, side stepback, shape factor.  
**Decision: Approved**
16. 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 Preliminary/Final Major Site Plan # P16-091, submitted by PH Urban Renewal, LLC (25 Christopher Columbus Dr.) B: 13102 Lots: 1.01 & 1.02
  2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan w/ deviations # P16-016, submitted by Kasturi Thangri (74-76 Cottage St.) B: 7902 Lots: 67 & 68
  3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan w/ 'c' variance #P16-066, submitted by Ankit Jain (415.5 Monmouth St.) B: 9902 Lot: 17
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan w/ deviations # P16-054, submitted by 30 Journal Square Partners, LLC (30 Journal Sq.) B: 10702 Lots: 4, 6-15
  5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan w/ deviations # P16-083, submitted by Opis Partners (323-325 Pine St.) B: 17505 Lots: 4 & 5
  6. Resolution of the Planning Board of the City of Jersey City Approving Site Plan Amendment # P16-042.1, submitted by 2 Shore Drive North, LLC (2 Shore Ln.) B: 7302 Lot: 11
  7. Resolution of the Planning Board of the City of Jersey City Approving amendments to the Ocean Bayview Redevelopment Plan to assign density and parking standards to adaptive reuse projects
17. Executive Session.

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD