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NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12 FOR THE PROPERTY LOCATED AT 337 JOHNSTON AVENUE, JERSEY CITY, NEW JERSEY, ALSO IDENTIFIED AS BLOCK 19002, LOT 1 PLEASE TAKE NOTICE that an application has been filed by Myneni Builders LLC (the "Applicant"), with the Jersey City Planning Board ("Planning Board") for Preliminary and Final Major Site Plan with "c" deviation approval pursuant to N.J.S.A. 40:55D-70(c) (building height), for the property located at 337 Johnston Avenue, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Block 19002, Lot 1 (the "Property"). The Property is located within the Morris Canal Redevelopment Plan Mixed Use A District (the "Redevelopment Plan"), and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the "JC LDO"). The Property is a 4,750 square foot lot that is currently vacant. The Applicant is proposing to construct a six (6) story mixed-use building with thirty-three (33) residential dwelling units, including two (2) low income affordable units as a result of implementing the affordable housing bonus permitted in the Mixed-Use A District, and ground floor commercial/retail space (the "Project"). In connection with the Project, the Applicant is requesting that the Planning Board grant the following deviations, variances, waivers, and/or exemptions from the Redevelopment Plan and JC LDO pursuant to N.J.S.A. 40:55D-70: 1. A deviation to permit relief from the maximum permitted building height of 55' (to permit a building height of 59'-8"); 2. Any additional approvals, permits, deviations, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application. Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on Tuesday, May 9, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following: Zoom link to join meeting: <https://us02web.zoom.us/j/86162443723> Call-in Number and Webinar ID#: Please click the link below to join the webinar: <https://us02web.zoom.us/j/86162443723> Or One tap mobile : US: +19292056099,,86162443723# or +13017158592,,86162443723# Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 Webinar ID: 861 6244 3723 International numbers available: <https://us02web.zoom.us/j/kw4gbdjck> PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act. The link to the meeting and call-in information can be found on the City Planning website: <https://www.jerseycitynj.gov/planning>. MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be found on the Jersey City, Division of City Planning website at jerseycitynj.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance at the phone number or e-mail listed below. ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. By: Charles J. Harrington, III, Esq. Connell Foley LLP Attorney for the Applicant Myneni Builders LLC (201) 521-1000 04/28/23 \$299.31

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