

**NOTICE OF HEARING
PURSUANT TO N.J.S.A. 40:55D-12
FOR THE PROPERTY LOCATED AT
180 MORGAN STREET, JERSEY CITY, NEW JERSEY,
ALSO IDENTIFIED AS BLOCK 11507, LOT 6.01**

PLEASE TAKE NOTICE that an application has been filed by 184 Morgan Street Fee Owner, L.P. (the “Applicant”) with the Jersey City Planning Board (“Board”) for a Minor Site Plan with deviations pursuant to N.J.S.A. 40:55D-70(c) (sign lighting, window sign lettering, and window sign area) for the property located at 180 Morgan Street, Jersey City, New Jersey and described on the Tax Map of the City of Jersey City as Block 11507, Lot 6.01 (the “Property”). The Property is located within the Morgan/Grove/Marin Redevelopment Plan (the “Redevelopment Plan”) Area and is subject to the requirements of the Redevelopment Plan and the Jersey City Land Development Ordinance (the “JC LDO”).

The Property consists of 29,152 square feet of area that is currently developed with a forty-one (41) story mixed use building as previously approved by the Board under Case Nos. P16-048 and P18-198. The purpose of the application is to install signage on the existing building (the “Project”).

As part of the application, the Applicant is requesting that the Board grant the following deviations, variances, waivers, and/or exceptions from the Redevelopment Plan and/or the JC LDO pursuant to N.J.S.A. 40:55D-70:

1. A variance to permit relief from the sign lighting requirements, where internal illumination is not permitted and is proposed for the Art House wall sign;
2. A variance to permit relief from the window sign lettering requirements, where only certain listed lettering types, limited to the name of the business, are permitted, and window signs with various types of lettering and symbols which are not limited to the name of the business are proposed for Bourke Street Bakery;
3. A variance to permit relief from the window sign lettering requirements, where only certain listed lettering types, limited to the name of the business, are permitted, cutout lettering with a white background is proposed for the Art House window sign on Elevation 2, and the Art House window signs on Elevations 1 and 2 are not limited to the name of the business;
4. A variance to permit relief from the maximum window sign area requirements, where 20% of the window area is permitted and 26.26% is proposed for the Art House window sign on Elevation 2; and
5. Any additional approvals, permits, deviations, 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 _____, _____, 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:	Please click the link below to join the webinar: https://us02web.zoom.us/j/81177630953
Call-in Number and Webinar ID#:	Or One tap mobile: US: +13126266799,,81177630953# or +16469313860,,81177630953# Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 346 248 7799 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 Webinar ID: 811 7763 0953 International numbers available: https://us02web.zoom.us/j/81177630953

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.

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