

# JERSEY CITY

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



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

June 20, 2012

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

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, June 26, 2012 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: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, 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 June 19 2012.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business: \

Dismissal of the following application as per the LDO section 345-22(g) & 345-23(g):

1. P09-061 – Preliminary Major Site Plan – Woodward & Grad Street
2. P11-018 – Interim Use – 423-431 Third Street.

7. New Business:

- 8.. Review and discussion of amendments to the Montgomery Gateway Redevelopment Plan. Summary statement: update block and lot numbers and maps. **Approved and recommended to the City Council for Adoption.**

10. Review and discussion of amendments to the Land Development Ordinance Summary statement: revise checklists to include bicycle parking requirement. **Recommended.**

11. Case: P11-022 Preliminary & Final Major Site Plan with “c” variance  
Applicant: Franciscan Sisters of St. Elizabeth, Inc.  
Attorney: William Strasser, Esq.  
Review Planner: Kristin Russell  
Address: 857-859 ½ Pavonia Ave.  
Block: 10503 Lot: 1, 2, 3, 6, 39  
Zone: R-3 multi-family residential  
Description: Parking garage with rooftop open space  
Variances: more than one building per lot, lot width, front yard setback, side yard, building coverage, lot coverage  
**Decision: Approved with conditions.**

12. Case: P12-018 Minor Subdivision with “c” variances  
Applicant: Bayfront Redevelopment LLC  
Attorney: Jason Tuvel, Esq.  
Review Planner: Kristin Russell  
Address: 440 Rt. 440  
Block: 26101 Lot: 1  
Zone: H/C – Highway Commercial  
Description: Subdivision of 652,829 sf lot into two new lots.  
Deviation: No street frontage  
**Decision: Approved with conditions.**

13. Case: P10-011.1 Amended Minor Site Plan  
Applicant: 642 Palisade LLC  
Attorney: Eugene O’Connell, Esq.  
Review Planner: Kristin Russell  
Address: 642 Palisade Ave.  
Old Block: 797 Lot: 21.B  
New Block: 1703 Lot: 57  
Zone: R-1 one- and two-family residential  
Description: Originally approved June 29, 2010. Façade, yard, and window changes built without approvals.  
**Carried to July 10, 2012.**

14. Case: P12-029 Preliminary & Final Major Site Plan  
Applicant: 148 First Street, LLC  
Attorney: Charles Harrington  
Review Planner: Jeffrey Wenger  
Address: 148 First Street  
Block: 11502 Lot: 5.02, 7, 8  
Zone: Powerhouse Arts Redevelopment Plan  
Description: New 12 story mixed use building with 99 dwelling units.  
**Decision: Approved.**

15. Case: P12-021 Preliminary and Final Major Site Plan w/ c variance  
Applicant: Journal Square Estate LLC  
Attorney: Charles Harrington  
Review Planner: Jeffrey Wenger  
Address: 71 Skillman Avenue aka 65-67 Skillman Avenue  
Block: 6304 Lot: 2.01  
Zone: R-3 Multi Family Mid-rise  
Description: New 5 story, 46 unit building with 22 parking spaces.  
Variance: Minimum side yard.  
**Decision: Approved.**

16. Case: P12-020 Preliminary & Final Major Site Plan  
Applicant: Journal Square Estate LLC  
Attorney: Charles Harrington  
Review Planner: Jeffrey Wenger  
Address: 3075 Kennedy Blvd.  
Block: 6304 Lot: 5  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of two 6 story buildings with 85 residential units, 19 parking spaces and ground floor retail.  
**Decision: Approved.**
17. Case: P12-037 Preliminary & Final Major Subdivision w/  
deviations  
Applicant: TRF Development Partners  
Attorney: Richard Evert  
Review Planner: Jeffrey Wenger  
Address: Rose Avenue between Orient and Kearny Avenues  
Block: 22601, Lot 15-23; Block 22602, Lot 1-4, 17  
Zone: MLK Drive Redevelopment Plan  
Description: Subdivision to create 22 new lots approximately 16 feet in width.  
Deviation: Minimum lot width  
**Decision: Approved.**
18. Case: P12-038 Preliminary & Final Major Site Plan w/  
deviations  
Applicant: TRF Development Partners  
Attorney: Richard Evert  
Review Planner: Jeffrey Wenger  
Address: Rose Avenue between Orient and Kearny Avenues  
Block: 22601, Lot 15-23; Block 22602, Lot 1-4, 17  
Zone: MLK Drive Redevelopment Plan  
Description: 22 new 3 bedroom affordable attached townhomes.  
Deviation: Maximum building height  
**Decision: Approved.**
19. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan with Deviation P12-033 submitted by One 1, LLC ( 69 Kearny Avenue & 355-361 MLK Drive).
  2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan # P12-010 submitted by 121 Newark Avenue, LLC ( 121 Newark Avenue).
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final site Plan # P07-018 submitted by Juno, LLC ( 143 Newark Avenue ).
  45. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan # P09-021 submitted by victor Ghatas ( 147 Monticello Avenue).
  5. Resolution of the Planning Board of the City of Jersey City Approving and recommending Adoption by the City Council the proposed amendments to the LDO , Article VII, Enforcement
  6. Resolution of the City Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan # P07-109 submitted by First Street Associates ( 325 First Street).
  7. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P 07-137 submitted by Hudson Palisades Urban Renewal, LLC ( 325 Palisade Avenue).
20. Executive Session, as needed, to discuss litigation, personnel or other matters
21. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD