

# 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, 2013

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 25, 2013 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 18, 2013.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
  
8. Case: P13-046 Minor Site Plan  
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless  
Attorney: Gregory Meese  
Review Planner: Jeff Wenger  
Address: 2 Columbus Drive  
Block: 11603 Lot: 13  
Zone: Exchange Place North Redevelopment Plan  
Description: Installation of cellular phone antennas  
**Decision: Approved.**
  
9. Case: P13- 025 Final Major Site Plan Amendment  
Applicant: L.T. Realty, LLC c/o JP Morgan Asset Management  
Attorney: Neil Zimmerman, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 33 Hudson St  
Block: 14504 Lot: 1  
Zone: Colgate Redevelopment Plan Area  
Description: Re-design of entryway with new pavement, canopy and façade. Addition of a rooftop cannonade connection and amenity space improvements.  
**Decision: Approved with conditions.**
  
10. Amendment to the Colgate Master Plan to change use of block 14501 from principal office to principal residential. Other minor changes resulting from this adjustment will also be discussed.  
**Approved.**
  
11. Case: P13-027 Preliminary & Final Major Site Plan  
Applicant: 99 Hudson Investment, LLC  
Attorney: Allen J. Magrini, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 99 Hudson Street  
Block: 14501 Lot: 1  
Zone: Colgate Redevelopment Plan Area  
Description: Two residential towers containing 959 DU, 45,815 sf. of retail floor area, public plaza, 407 parking spaces and 336 bike spaces.  
**Decision: Approved with conditions.**
  
12. Case: P13-038 Preliminary and Final Major Site Plan with c variance  
Applicant: 720 Bergen Avenue LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger  
Address: 720-726 Bergen Avenue  
Block: 15003 Lot: 2 & 31  
Zone: NC - Neighborhood Commercial  
Description: New 5 story, 68-unit residential building with ground floor retail and 34 parking spaces.  
Variance: Minimum parking.  
**Decision: Approved with conditions.**

13. Case: P13-040 Preliminary and Final Major Site Plan with deviation  
Applicant: Jersey Avenue MM, LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger  
Address: 532 - 536 Jersey Ave & 168-172 Columbus Drive  
Block: 12704 Lot: 20, 21, 28, 29  
Zone: Newark Avenue Downtown Redevelopment Plan  
Description: New 7 story, 76-unit residential building with ground floor retail.  
Deviation: Front yard setback.  
**Decision: Approved.**
14. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan #P13-009 submitted by Newport Associates Development Co. (75 Park Lane South).
  2. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan with Deviations # P09-038 submitted by Dharmesh Patel ( 401 Ocean Avenue).
  3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P 13-029 submitted by 23 Logan Properties, LLC (23 Logan Avenue).
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan #P13-027 submitted by 99 Hudson Investment, LLC (99 Hudson Street)).
  5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan With Deviation# P13-019 submitted by Bluestone Holdings I, LLC (827- 831 Jersey Ave, 287 18<sup>th</sup> St. & 272-288 7<sup>th</sup> Street).
  6. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary and Final Site Plan with Deviation # P12-039 submitted by Jafar Iqbal Gujar (471 Ocean Avenue).
  7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "c" variance # P13-014 submitted by Senate Place Urban Renewal, LLC ( 25 Senate Place).
  8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviation # P13-040 submitted by Jersey Avenue MM, LLC (532-534 Jersey Avenue & 168,170 & 172 Christopher Columbus Drive).
  9. Resolution of the Planning Board of the city of Jersey City Approving Preliminary & Final Site Plan with "c"variances #P13-038 submitted by 720 Bergen Avenue, LLC (720-726 Bergen Ave. & 276 Fairmount Ave.)
15. Executive Session, as needed, to discuss litigation, personnel or other matters  
16. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD