

JERSEY CITY

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



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

November 12, 2015

Ms. 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 Wednesday, November 18, 2015 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: Liquan Narine

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

Sincerely,

Matt Ward,
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
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 November 10th, 2015.

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 2016 Planning Board Agenda - **.Approved.**

9. Case: P15-085 Minor Site Plan - Interim Banner
Applicant: Marbella Tower UR South, LLC
Attorney: Stephanie Wiegand, Esq.
Review Planner: Maryann Buccì-Carter, PP, AICP
Address: 401 Washington Boulevard
Block: 11603 Lot: 45.01
Zone: Harsimus Cove Station Redevelopment Plan
Description: One Temporary Banner
Decision: Approved with condition.

10. Case: P09-005.1 Amended Preliminary and Final Major Site Plan with Deviations
Applicant: 837 Jersey Avenue LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 837 Jersey Avenue
Block: 6006 Lot: 2
Zone: Jersey Avenue Park Redevelopment Plan
Description: Alterations to site plan, minor facade changes.
Deviations: Signage.
Carried to December 1, 2015 regular meeting.

11. Case: P15-064 Preliminary and Final Major Site Plan with Deviations
Applicant: One Journal Square Tower North Urban Renewal Company LLC
One Journal Square Tower South Urban Renewal Company LLC
One Journal Square Partners Urban Renewal Company LLC
One Journal Square Condominium Association Inc.
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 10 Journal Square
Block: 9501 Lot: 23
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of a 56 story mixed use tower with 744 residential units, 121,640sf of retail space, 117,840sf of office space, 388 parking spaces, and improvements to the Journal Square Plaza.
Deviation: Maximum tower length, parking space size, parking entrance location, minimum retail depth.
Decision: Approved with conditions.

12. Review and discussion of Ocean Avenue South Study Report Declaring Area as an Area in Need of Rehabilitation. **Approved and recommended to City Council for Adoption.**

13. Review and discussion of Ocean Avenue South Redevelopment Plan. **Approved with amendments and recommended to City Council for Adoption.**

14. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding TOD-N zone district. **Approved and recommended to City Council for Adoption.**

15. Review and discussion of amendments to the Bates Street Redevelopment Plan to add uses; alter bonus provisions, and other general updates. **Approved and recommended to City Council for Adoption.**

16. Case: P15-086 Preliminary and Final Major Site Plan with Deviations
Applicant: 360 9 Street, LLC
Attorney: Charles Harrington, III, Esq.
Review Planner: Matt Ward
Address: 364 9th Street NKA 225 Brunswick St. & 360 9th St.
Block: 6902 Lot: 29, C0002 & C0003
Zone: Ninth and Brunswick Redevelopment Plan
Description: Construction of Phase 2 and Phase 3 of a 7-story mixed use development to include 79 dwelling units; nearly 40,000 SF of other permitted uses; valet parking for a final tally of 245 cars; 3 loading spaces on a private road and publicly accessible open space. Phase 1 was previously approved and is under construction.
Deviations: Front yard setback and lot coverage.
Decision: Approved with conditions.

17. Case: P15-006.1 Amended Final Site Plan with deviation
Applicant: Journal Square Lofts Urban Renewal, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 2851-53 Kennedy Blvd.
Block: 10601 Lot: 49
Zone: Journal Square 2060 Redevelopment Plan
Description: Renovation of existing mostly vacant 6 story building into 40 residential units and existing ground floor retail
Deviation: Required outdoor recreation area.

Decision: Approved.

Planning Board meeting agenda
November 10, 2015
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18. Case: P15-070 Preliminary and Final Major Site Plan with Deviations
Applicant: 96-110 Tonnelle Avenue Realty Group
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 96-110 Tonnelle Avenue
Block: 9405 Lot: 11 and 12
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of 8 story building with 130 residential units, 6,575sf of retail space, and 10 parking spaces.
Deviation: Maximum Building Height, Minimum rear yard and rear building setback.
Decision: Approved with conditions.
19. Case: P15-076 Preliminary and Final Major Site Plan
Applicant: Parkwood Development LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 321-331 Warren Street
Block: 13002 Lot: 13, 17, 18, 20, 21
Zone: Powerhouse Arts District Redevelopment Plan
Description: Construction of new 18 story mixed use building with 180 residential units, 2400sf of retail, 14,000sf of art related spaces, and 18 parking spaces
Decision: Approved with conditions
20. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-071 submitted by Newport Centre, LLC (40 Mall Drive East, 30 Mall Drive Wes, 499 Washington Blvd. and 20 Mall Drive East).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with a Deviation # P 15-061 submitted by Nancy Yoshi (134 Cottage Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with a "C" variance # P15-031 submitted by Third Street JC, LLC (351Third Street).
 4. Resolution of the Planning Board of the City of Jersey City finding the Section 31 Review presented by NJCU for projects on Block # 21902, all lots- South of Carbon Place (between Rte 440 and West Side Avenue) are consistent with the West Side Redevelopment Plan and the City Master Plan.
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-058 submitted by NY SMSA Ltd. Partnership d/b/a Verizon Wireless (205 Tenth Street).
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD