

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

December 16, 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 Tuesday, December 22, 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 December 15, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Renewal of Contractual Services for Board Attorney for year 2016 **Contract Awarded**
7. Renewal of Contractual Services for Stenographer for year 2016 **Contract Awarded**
8. Old Business:
9. New Business:

10. Review and Discussion of amendments to the R-3 Zone District.
Recommended to City Council for Adoption.

11. Review and Discussion of proposed amendments to the Water Street Redevelopment Plan to permit an affordable housing bonus. **Approved and recommended to City Council for Adoption.**

12. Section 31 Review pursuant to NJSA 40:55D-31 for New Police Headquarters at 400 US Hwy # 1.
Recommended

13. Case: P13-040.1.01 Administrative Amendment
Applicant: Jersey Avenue MM, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 532-536 Jersey Avenue; 168-170 Columbus Drive
Block: 12704 Lot: 20, 21, 28, 29
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Entry canopy.
Decision: Approved.

11. Case: P07-013.1 Major Site Plan Amendment
Applicant: Pushtel Construction, Inc.
Attorney: Charles Harrington
Review Planner: Willow Latham
Address: 854-860 Newark Avenue
Block: 7806 Lot: 20&21
Zone: NC
Description: Alterations to site plan, minor facade changes. Waiver sought for drive aisle ramp width.
Decision: Approved.

12. Case: P15-041.1 Minor Site Plan Amendment
Applicant: Drew Fletcher
Attorney: Rita McKenna
Review Planner: Matt Ward
Address: 245-247 York Street
Block: 14106 Lot: 13 & 14
Zone: Van Vorst Park Historic
Description: Proposed amendment to a Minor Site Plan approval to account for discovered structural deficiencies including removal of an exposed party wall and altering the roofline.
Carried to January 12th, 2016 regular Planning Board meeting

13. Case: P15-091 Preliminary and Final Major Site Plan with Deviations
Applicant: PS First Hudson Urban Renewal, LLC
Review Planner: Jeff Wenger
Address: 133 Second Street
Block: 11503 Lot: 1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Adaptive reuse of existing warehouse for self storage facility with ground floor retail.
Deviation: Mechanical screening, placement of public art, planting schedule, parking aisle width.
Carried to January 12th, regular Planning Board meeting

14. Certified the following Artist Approved at the December 2, 2015 meeting of the Artist Certification Board:
Julia F. Lomba
15. 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 Awarding a Contract for stenographer to the Planning to Precision Reporting Services for Calendar Year 2016.
 2. Resolution of the Planning Board of the City of Jersey City Authorizing and Approving the Appointment of Florio, Kenny Raval, LLP as Legal Counsel to the Planning Board.
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan #P15-001 submitted by 110 First Urban Renewal Associates, LLC (108 First Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P15-086 submitted by 360 9th Street, LLC (364 9th Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-089 submitted by NY SMSA Ltd. Partnership D/B/A Verizon Wireless (555 Rte# 440 aka 525 Rte # 440).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations(Phase I) # P15-064 submitted by One Jo.Sq. Tower Urban Renewal Co., LLC; One Jo.Sq. Tower Urban Renewal Co., LLC; One Jo.Sq. Partners Urban Renewal Co., LLC & One Jo.Sq. Condominium Association, Inc. (10 Journal Square).
 7. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan-Interim Banner # P 15-085 submitted by Marbella Tower UR south, LLC (401 Washington Blvd.).
 8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 14-066 submitted by H.N. Realty, Inc, (789-791 Newark Avenue).
 9. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan – Interim Use Banners # P15-099 submitted by Blue Stone Holdings, LLC (827-831 Jersey Avenue).
 10. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan with Deviations # P09-005.1 submitted by 837 Jersey Ave., LLC (837 Jersey Ave.-Cast Iron Lofts 1).
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD