

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 20, 2014

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 next available 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,

Kritsin Russell
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 18, 2014

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Designation of Robert Cotter, PP, FAICP as Deputy Planning Board Secretary - **Approved**
7. Old Business:

8. Case: P13-092 Administrative Amendment
Applicant: Eight O'Clock LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 149 Newark Ave
Block: 11405 Lot: 8
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Facade styling change for previously approved interior fit out for restaurant and new storefronts.
Decision: Approved

9. New Business: THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.

10. Adopt 2015 Calendar - **Adopted**

11. Review and discussion of amendments to the Harsimus Cove Station Redevelopment Plan to change the Street Network and other minor design amendments. **Approved and recommended to City Council for Adoption**

12. Review and discussion of amendments to the Ocean/Bayview Redevelopment Plan, making administrative and housekeeping corrections. **Approved and recommended to City Council for Adoption**

13. Review and discussion of amendments to the Land Development Ordinance regarding thresholds for review in all Redevelopment Plan Areas. **Approved and recommended to City Council for Adoption**

14. Review and discussion of amendments to the Sip Avenue Gateway Redevelopment Plan to adjust the commercial sub-district boundary and allow banquet halls. **Approved and recommended to City Council for Adoption**

15. Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan to establish new regulations for the Juan Ribbon Machine Shop site. **Approved and recommended to City Council for Adoption**

16. Case: P12-027 Preliminary & Final Major Site Plan – Admin. Amendment
Applicant: New York Street LLC
Attorney: Chuck Harrington
Review Planner: Kristin Russell
Address: 102 York St.
Block: 14301 Lot: 13
Zone: H – Historic - Paulus Hook
Description: New 8-story mixed-use building with 8 residential units and ground floor Commercial. Approved Dec. 4, 2012. Proposed façade material changes.
Decision: Approved

17. Case: P14-062 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 45 Cottage Street
Block: 7903 Lot: 16
Zone: O-R Office Residential
Description: Installation of Cellular Telephone Antennas.
Decision: Approved

18. Case: P14-047 Preliminary and Final Major Site Plan & Master Plan
Applicant: The Hudson House Hotel, LLC
Attorney: Francis Schiller, Esq. & Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 2 Chapel Avenue
Block: 27503 Lot: 10, 11
Zone: Caven Point Redevelopment Plan
Description: 38,948 sf. Restaurant Conversion and rehabilitation
Decision: Approved with conditions

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19. Case: P14-039 Preliminary and Final Major Subdivision
Applicant: Coles Jersey Development Co, LLC
Attorney: Patrick McNamara, Esq. & Donald Pepe, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 296-298 Coles Street
Block: 6003 Lot: 2,3,4
6004 1,2
6005 2,13, part of 7
Zone: Jersey Avenue Park Redevelopment Plan
Description: Lot configuration change and addition of a new street
Decision: Approved
20. Case: P14-040 Preliminary and Final Major Site Plan
Applicant: Coles Jersey Development Co, LLC
Attorney: Patrick McNamara, Esq. & Donald Pepe, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 296-298 Coles Street
Block: 6003 Lot: 2,3,4
6004 1,2
6005 2,13, part of 7
Zone: Jersey Avenue Park Redevelopment Plan
Description: 863 DU; 24,000sf. of retail; and an unimproved future park
Decision: Approved
21. Case: P14-027 Preliminary and Final Major Site Plan with "c" variances
Applicant: SP HHF SUB A LLC
Attorney: John M. Marmora
Review Planner: Kristin Russell
Address: 191 Broadway
Block: 11703 Lot: 1
Zone: I - industrial
Description: 117,037 sf addition to an existing self-storage building
Deviation: parking, residential buffer, front yard setback
Decision: Approved with conditions
22. Case: P14-044 Preliminary and Final Major Subdivision with "c" variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 547 & 561 Montgomery St.
Block: 13602 Lot: 1.01, 1.02
Zone: R-4 multi-family high rise
Description: Subdivision of two existing lots into seven new lots for future housing authority development and new roads.
Variances: expansion of a non-conforming structure (new lot 1.03), lot width (new lots 1.03, 1.05 and 1.07), front yard (new lot 1.03), side yard (new lot 1.03)
Decision: Approved with conditions
23. Case: P14-045 Preliminary and Final Major Site Plan with "c" variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 547 & 561 Montgomery St.
Block: 13602 Lot: 1.01, 1.02
Zone: R-4 multi-family high rise
Description: Four new residential buildings with a total of 126 units and 107 parking spaces.
Variances: floor-to-ceiling height (4 lots), parking (3 lots), front yard setback (5 lots), parking between building and street (1 lot), bike parking (3 lots)
Decision: Approved
24. Case: P14-060 Preliminary and Final Major Site Plan with deviations
Applicant: 87 Newkirk LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 87 Newkirk Street
Block: 12204 Lot: 12
Zone: Journal Square 2060 Redevelopment Plan
Description: New 12 story, 111 unit residential building with 5,000 square feet of retail.
Variances: Building setback requirements and side yard setbacks requirements
Decision: Approved

25. Case: P14-050 Preliminary and Final Major Site Plan with deviations
Applicant: Pace Glass Inc.
Attorney: Francis Regan
Review Planner: Jeff Wenger
Address: 88-94 Bishop Street
Block: 15402 Lot: 1,2 and 6
Zone: Morris Canal Redevelopment Plan
Description: Reconstruction of industrial space for glass recycling center
Variances: yard setbacks, minimum lot size, parking. Waiver from design standards.
Decision: Approved
26. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving an Minor Site Plan #P14-035 submitted by Harry and John Pilitsis (2976-2980 Kennedy Blvd.)
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision #P14-033 submitted by Jersey City Redevelopment Agency (1 Berry Lane Park)
 3. Resolution of the Planning Board of the City of Jersey City Approving a Minor Site Plan #P14-042 submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless (176 Randolph Ave.)
 4. Resolution of the Planning Board of the City of Jersey City Approving a Minor Site Plan #P14-056 submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless (401 West Side Ave.)
 5. Resolution of the Planning Board of the City of Jersey City Approving a Minor Site Plan #P14-051 submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless (40 Amity St.)
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with deviations #P14-041 (28 Bright St.)
 7. Resolution of the Planning Board of the City of Jersey City Approving a Minor Subdivision #P14-009 submitted by Greenland Realty, LLC (136 Summit Ave)
 8. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with deviations #P13-031 Submitted by 96-110 Tonnele Avenue Realty Group (110 Tonnele Ave.)
 9. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment #P14-026 (984-990 West Side Ave.)
 10. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan #P14-010 (136 Summit Ave.)
 11. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision #P14-044 (561 Montgomery St.)
 12. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with variances #P14-045 (547 & 561 Montgomery St.)
 13. Resolution of the Planning Board of the City of Jersey City Approving an Administrative Amendment #P13-052 (251 Newark Ave.)
 14. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan #P13-069 (358 Pacific Ave.)
 15. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Land Development Ordinance regarding height exceptions
 16. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Land Development Ordinance regarding updates to the General Development Application.

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD