

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

October 23, 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 October 21, 2014

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

Case: P07-157.3 Administrative Amendment
Applicant: 110 First Street Urban Renewal Associates, LLC
Attorney: George Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 First Street
Block: 11603 Lot: 42
Zone: Powerhouse Arts District Redevelopment Plan
Description: Changes to the front yard landscaped area and outdoor patio
Decision: Approved

7. New Business:
8. Review and discussion of amendments to the Land Development Ordinance regarding height exceptions. **Recommended to City Council for Adoption**
9. Review and discussion of the proposed Chapel Avenue Industrial Park Redevelopment Plan. **Recommended to City Council for Adoption**

10. Case: P14-052 Minor Subdivision
Applicant: KRE 500 Manila Associates LLC
Attorney: Edward Boccher
Review Planner: Jeff Wenger
Address: 500 Manila Ave / 409 Marin Blvd.
Block: 10102 Lot: 1
Zone: Block 10102 Redevelopment Plan
Description: Subdivision of one lot into two.
Decision: Approved

11. Case: P14-053 Preliminary and Final Major Site Plan
Applicant: KRE 500 Manila Associates LLC
Attorney: Edward Boccher
Review Planner: Jeff Wenger
Address: 500 Manila Ave / 409 Marin Blvd.
Block: 10102 Lot: 1
Zone: Block 10102 Redevelopment Plan
Description: Construction of new 17 story, 398 unit residential building with 12,532 square feet of retail and 275 parking spaces.
Decision: Approved with conditions

12. Review and discussion of amendments to the Ocean/Bayview Redevelopment Plan regarding the addition of service station as a permitted use and related standards. **Recommended to City Council for Adoption**
13. Review and discussion of amendments to the Sip Avenue Gateway Redevelopment Plan to adjust the commercial subdistrict boundary and allow banquet halls. **Tabled.**
14. Review and discussion of the amendments to the Danforth Transit Village Redevelopment Plan. **Recommended to City Council for Adoption**

15. Case: P14-042 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 176 Randolph Ave.
Block: 21404 Lot: 24
Zone: R-1 One and Two Family Residential
Description: Installation of Cellular Telephone Antennas.
Decision: Approved

Planning Board Meeting Agenda

October 21, 2014

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16. Case: P14-056 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 401 West Side Ave.
Block: 20803 Lot: 40
Zone: NC Neighborhood Commercial
Description: Installation of Cellular Telephone Antennas.
Decision: Approved
17. Case: P14-051 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 40 Amity St.
Block: 13606 Lot: 5
Zone: Montgomery Street Redevelopment Area
Description: Installation of Cellular Telephone Antennas.
Decision: Approved
18. Case: P13-031 Minor Site Plan with deviations
Applicant: 96-110 Tonnelle Avenue Realty Group
Attorney: Rita McKenna
Review Planner: Jeff Wenger
Address: 110 Tonnelle Avenue
Block: 9405 Lot: 12
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 4 story, 7 unit residential building with retail.
Deviations: minimum sidewalk width, minimum floor to ceiling height, minimum side yard.
Decision: Approved
19. Case: P14-043 Preliminary and Final Major Site Plan with Deviations
Applicant: Tovast Baldwin LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 156-160 Academy Street
Block: 12303 Lot: 2,3,9
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 8 story, 74 unit residential building with 1,128 square feet of retail and 30 parking spaces.
Deviations: Building stepbacks, minimum open space, ground floor to ceiling height, side yard setback.
Decision: Approved with conditions
20. 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 Subdivision #P14-052 submitted by KRE 500 Manila Associates, LLC (500 Manila Ave.) B: 10102 Lot:1
2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan #P14-053 submitted by KRE 500 Manila Associates, LLC (500 Manila Ave.) B: 10102 Lot:1
3. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan #P01-019.2 submitted by Jeffrey Gerlinger (380-382 Marin Blvd) B: 11502 Lot: 1

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD