

# 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 3, 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 8th, 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 1, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
  
8. Presentation on Routes 440/1&9T Multi-Use Urban Boulevard
  
9. Case: P15-090 Minor Site Plan Interim Temporary Banner  
Applicant: Blue Stone Holdings, 1, LLC  
Attorney: George Garcia, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 827-831 Jersey Ave.  
Block: 6006 Lot: 1.01  
Zone: Jersey Avenue Park Redevelopment Area  
Description: Requesting two interim Banners for 1 year  
**Decision: Approved with conditions.**
  
10. Case: P15-089 Minor Site Plan  
Applicant: NY SMSA LTD, Partnership DBA Verizon Wireless  
Attorney: Frank Ferraro, Esq.  
Review Planner: Matt Ward  
Address: 555 a/k/a 525 Route 440  
Block: 21901 Lot: 10  
Zone: Bayfront Redevelopment Area  
Description: Installation of 3 cell antenna sectors on rooftop sled mounts and support equipment at grade.  
**Decision: Approved.**
  
11. 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  
**Decision: Approved with conditions.**
  
12. 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.  
**Carried to December 15, 2015 regular meeting.**
  
13. Case: P15-078 Minor Subdivision with deviations  
Applicant: Laxmi Ma Academy Ure, LLC  
Attorney: Donald Pepe  
Review Planner: Jeff Wenger  
Address: 147 and 153 Academy Street  
Block: 1209 Lot: 2 and 3  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Reconfiguration of two lots.  
Deviations: Minimum Lot Area, Minimum Lot Width  
**Decision: Approved.**
  
14. Case: P14-066 Preliminary and Final Major Site Plan with deviations  
Applicant: H.N. Realty, Inc.  
Attorney: Rita McKenna  
Review Planner: Jeff Wenger  
Address: 789-791 Newark Ave  
Block: 9402 Lot: 1  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Addition to existing hotel.  
Deviations: Building height, rear building setback  
**Decision: Approved with conditions.**
  
15. Case: P15-065 Preliminary and Final Major Site Plan with deviations  
Applicant: Bergen Academy Associates, LLC  
Attorney: Francis Reagan  
Review Planner: Jeff Wenger  
Address: 880 Bergen Ave  
Block: 13402 Lot: 17, 18, 19  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Adaptive reuse conversion to residential use.  
Deviations: Floor area, lot coverage, building design.  
**Decision: Approved with conditions.**

16. Case: P15-088 Preliminary and Final Major Site Plan with Deviations  
Applicant: Monitor Maple, LLC  
Attorney: Eugene T. Paolino, Esq.  
Review Planner: Matt Ward  
Address: 65-71 Monitor Street & 260-266 Pine Street  
Block: 19004 Lot: 1-5, 36 & 37  
Zone: Morris Canal Redevelopment Plan  
Description: Application for a 5-story mixed use building with 72 dwelling units, including 3 affordable units, 28 parking spaces, and 879 square feet of ground floor retail space.  
Deviations: Number, height, location and size of signs; height of parking garage; and, location of bike parking.  
**Decision: Approved with conditions.**
17. Re-Certified the following Artists approved at the November 11th, 2015 meeting of the Artist Certification Board:  
Andrew Baron, Jaz Graf, Ekaterina Abramove, Suzanne Laura Kamin.
18. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Preliminary & Final Site Plan # P14-053 submitted by KRE 500 Manila Associates, LLC (500 Manila Ave.).
  2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan-Phase I and Preliminary Site Plan- Phase II # P 15-013 submitted by 180 Baldwin Ave., LLC (180 Baldwin Avenue).
  3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations # P 15-018 submitted by MCFEF Warren, LLC (110 Morgan Street).
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with Deviations # P15-073 submitted by Rescore Montgomery, LLC (711 Montgomery Street)
  5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final site Plan amendment with Deviations #PP15-006.1 submitted by Journal Square Lofts Urban Renewal (2851-2853 Kennedy Boulevard).
  6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-076 submitted by Parkwood Development (321-331 Warren Street and 130-132 Steuben Street).
  7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with Deviations # P15-070 submitted by 96-110 Tonnele Ave. Realty group ( 96-110 Tonnele Ave.)
  8. Resolution of the Planning Board of the City of Jersey City Approving amendments to the Morris Canal Redevelopment Plan to the TOD zone and Map B: Zoning.
  9. resolution of the Planning Board of the City of Jersey City Approving the Scatter Site Redevelopment Plan to amend, rename, and supersede the Vacant Buildings Redevelopment Plan.
  10. Resolution of the Planning Board of the City of Jersey City Approving amendments to the LDO- Chapter 345-6, Definitions: and Chapter 345-60 Supplementary Zoning regarding Short-Term Rental.
  11. Resolution of the Planning Board of the City of Jersey City Approving amendments to the LDO- Chapter 345-33, Fees; 345-76, Enforcement; Chapter 160, Fees and Charges and Chapter 345-42, R-3.
  12. Resolution of the Planning Board of the City of Jersey city Approving amendments to the Henderson Street south Renewal Area Redevelopment Plan to Modify Plan Duration.
  13. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment extending term of Minor subdivision Approval # P14-052 submitted by KRE 500 Manila Associates, LLC ( 500 Manila Avenue).
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD