

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

July 23, 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, July 28th, 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 July 21st, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - A. Case: P13-084 Administrative Amendment #2 for Phase I
Applicant: LHN Owner Urban Renewal, LLC fka LHN Owner, LLC
Attorney: James McCann, Esq.
Review Planner: Maryann Buccì-Carter, PP, AICP
Address: 155 Marin Blvd. a/k/a 33 Park Avenue
Block: 15901 Lot: 17
Zone: Liberty Harbor North Redevelopment Plan
Description: Design changes, including replacing window system with a curtain wall system and base panels with decorative aluminum.
Decision: Approved.
 - B. Case: P06-079 Administrative Amendment
Applicant: 205 Baldwin Ave., LLC
Attorney: Roland Shaljian
Review Planner: Jeff Wenger
Address: 205 Baldwin Ave
Block: 10803 Lot: 29, 30, 31, And 50
Zone: Central Business District (Journal Square 2060 Redevelopment Plan)
Description: New facade styling for previously approved project.
Decision: Approved.
7. New Business:
8. Review and discussion of the New Vacant Buildings Study Area Report declaring it an area in need of redevelopment. **Approved and recommended to City Council for Adoption.**
9. Review and discussion of amendment to Vacant Buildings Redevelopment Plan. **Approved and recommended to City Council for Adoption.**
10. Review and discussion of proposed amendment to Land Development Ordinance Definitions for the addition of Cafes. Formal action may be taken. **Carried to August 4, 2015 regular meeting**
11. Case: P15-018 Minor Site Plan Signage/Deviations
Applicant: MCFEF Warren, LLC
Attorney: Peter M. Flannery, Esq.
Review Planner: Maryann Buccì-Carter, PP, AICP
Address: 110 Morgan Street fka 335-341 Washington St
Block: 11611 Lot: 1.01
Zone: Powerhouse Arts District Redevelopment Plan
Description: Signage for the Historic Warehouse residential adaptive re-use building
Deviations: Exceeding the permitted number of Signs, Exceeding the permitted Sign area and proposing illumination when none is permitted
Carried to August 18th regular meeting.
12. Case: P15-030 Preliminary and Final Major Site Plan with Deviations
Applicant: 456 Grand Realty LLC
Attorney: Jennifer Mazawey
Review Planner: Jeff Wenger
Address: 460 Grand Street
Block: 13801 Lot: 6
Zone: Bates Street Redevelopment Plan
Description: Construction of new 10 story, 82 residential unit building with 112 parking spaces and ground floor retail.
Deviations: Minimum front yard and lot coverage.
Carried from July 7th, 2015 regular meeting with preservation of notices.
Decision: Approved.
13. Case: P15-021 Minor Subdivision with Variances
Applicant: Jayesh and Alpa Raval
Attorney: Ronald H. Shaljian
Review Planner: Naomi Hsu, PP, AICP
Address: 588 Liberty Avenue
Block: 603 Lot: 15
Zone: R-1 One and Two Family Residential
Description: Subdividing existing lot into two undersized lots
Variances: Lot width and lot area
Decision: Denied.
14. Case: P15-022 Minor Site Plan with Variances
Applicant: Jayesh and Alpa Raval
Attorney: Ronald H. Shaljian
Review Planner: Naomi Hsu, PP, AICP
Address: 586-588 Liberty Avenue
Block: 603 Lot: 15
Zone: R-1 One and Two Family Residential
Description: New construction of two two-family homes
Variances: Does not meet minimum requirements for lot area, lot width, side yard width, landscaping coverage, and garage width
Application deemed invalid based on denial of Subdivision.

15. Case: P15-041 Minor Site Plan with Variances
Applicant: Drew Fletcher
Attorney: Rita McKenna, Esq.
Review Planner: Matt Ward
Address: 245-247 York Street
Block: 14106 Lot: 13 & 14
Zone: Van Vorst Park Historic
Description: Gut renovation and restoration of an existing townhouse and residential addition over existing one-story garage.
Variance: Expansion of a non-conforming structure.
Carried to August 18, 2015 regular meeting with preservation of notices.
16. Case: P15-002 Preliminary & Final Site Plan
Applicant: Robert Paulinovidal
Attorney: Charles Harrington, III, Esq.
Review Planner: Matt Ward
Address: 451 Communipaw Avenue
Block: 18901 Lot: 21
Zone: Morris Canal Redevelopment Plan - Industrial A/Adaptive Overlay F
Description: Adaptive Reuse of the ground floor of an existing warehouse/industrial building for use as a restaurant with a bar as an accessory use
Decision: Approved with conditions.
17. 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 Administrative Amendments to Final Major Site Plan # P11-033 submitted by Montgomery Senior Living Center Urban Renewal Associates, LP (547 Montgomery Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P15-037 submitted by GS FC Jersey City Pep 2, LLC (430 Marin Blvd.).
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD