

# 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

September 2, 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, September 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 September 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. Review and discussion of the proposed amendment to the Land Development Ordinance 345-60, Supplementary Zoning for the addition of an Art Gallery use  
**Recommended to City Council for Adoption.**
  
9. Case: P11-027 Preliminary/Final Interim Use Extension  
Applicant: Liberty Stone & Aggregates, LLC  
Attorney: James C. McCann, Esq.  
Review Planner: Maryann Bucci-Carter  
Address: 506 Caven Point Avenue  
Block: 21503 Lot: 16, 17 & 18  
Zone: Canal Crossing Redevelopment Plan  
Description: Second one-year renewal of Preliminary & Final Interim Use for existing rock-crushing facility.  
**Decision: Approved for one(1) year with conditions.**
  
10. Case: P15-038 Minor Subdivision with Variances  
Applicant: Daxa P. Pramod  
Attorney: Robert P Weinberg  
Review Planner: Matt Ward, AICP  
Address: 498-500 Liberty Avenue  
Block: 1203 Lot: 9  
Zone: R-1 One and Two Family Residential  
Description: Subdivision of one lot into two lots  
Variances: Lot width  
**Decision: Approved.**
  
11. Case: P09-005.1 Amended Preliminary and Final Major Site Plan  
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.  
**Carried to unspecified date.**
  
12. Case: P08-114.1 Final Major Site Plan for Phase 2 with deviation  
Applicant: 126-142 Morgan Street Urban Renewal, LLC  
Attorney: James McCann  
Review Planner: Jeff Wenger  
Address: 10 Provost Street  
Block: 11505 Lots: 1  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: New 28 story residential building with 242 units, 209 parking spaces, with retail and a public plaza.  
Deviation: Rooftop mechanical screening material.  
**Decision: Approved with conditions.**
  
13. Case: P15-055 Preliminary and Final Major Site Plan with Deviations  
Applicant: Muslim Federation of New Jersey  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 580 Montgomery Street  
Block: 12405 Lots: 1  
Zone: Montgomery Street Redevelopment Plan  
Description: New 3 story retail office building with 62 parking spaces.  
Deviations: Minimum sidewalk width and lot coverage.  
**Decision: Approved.**

14.. Case: P15-054 Preliminary and Final Major Site Plan with Deviations  
Applicant: Muslim Federation of New Jersey  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 530 Montgomery Street  
Block: 12405 Lots: 2  
Zone: Montgomery Street Redevelopment Plan  
Description: New house of worship with shared parking in adjacent retail.  
Deviations: Minimum sidewalk width  
**Decision: Approved.**

15. 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 Amendments to Preliminary & Final Major Site Plan # P14-012.1 submitted by Community Asset Preservation (326 Pacific Ave).
2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final Site Plan # P12-040.1 submitted by 70-90 Columbus Holding Co., LLC ( 70-90 C. Columbus Drive).
3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final site Plan with Deviation # P15-045 submitted by 1 Edward Hart Road, LLC ( 1 Edward Hart Road).
4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-063 for Interim Use Banners submitted by PKG Associates, LLC ( 66 Christopher Columbus Drive.).
5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan With "C" Variance # P 15-041 submitted by Drew Fletcher ( 245-247 York Street).
6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "C" Variances # P 15-042 submitted by 725 Bergen Ave. LLC ( 725-727 Bergen Avenue).
7. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-012 submitted by 180 Baldwin Ave., LLC ( 180 Baldwin Ave).

16. Executive Session, as needed, to discuss litigation, personnel or other matters

17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD