

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 19, 2013

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

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 Saturday, November 23, 2013 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,

Robert D. Cotter
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 12, 2013..

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

8. Case: P13-077 Minor subdivision
Applicant: Mill Creek Residential Trust, LLC
Attorney: Victor J. Helinsky, Jr. Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 335-341 Washington St. aka 350 Warren St.
Block: 11601 Lot: 1
Zone: Powerhouse Arts Redevelopment Plan
Description: subdivide one lot into two new lots
Description: Approved.

9. Case: P13-078 Preliminary & Final Site Plan
Applicant: Mill Creek Residential Trust, LLC
Attorney: victor J. Helinsky Jr., Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 335-341 Washington St. aka 350 Warren St.
Block: 11601 Lot: 1
Zone: Powerhouse Arts Redevelopment Plan
Description: Adaptive re-use of the historic warehouse known as the Butler Brothers Building
Decision: Approved with conditions

10. Case: P12-085.1 Amended Final Major Site Plan (Phase 1) with Deviations
Applicant: Journal Square Associates, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 595-621 Pavonia Ave / 535-539 Summit Ave / 136 Magnolia Ave
Block: 9501 Lot: 4-8 & 10-16
Zone: Journal Square 2060 Redevelopment Plan
Description: Alteration to pedestrian walkway, sidewalk and facade materials, floor to ceiling heights, driveway widths, signage lighting, rooftop and landscaping, and other minor alterations to site plan and building design.
Deviations: minimum pedestrian walkway width, drop off lanes, sidewalk materials, ground level floor to ceiling height, driveway widths, sign illumination, rooftop mechanical screening, minimum glazing
Decision: Approved with conditions.

11. Case: P07-085 Final Major Site Plan
Applicant: 300 Whiton St. LLC
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 300 Whiton St.
Block: 20301 Lot: 11
Old Block: 2051 Lot: J
Zone: Morris Canal Redevelopment Plan
Description: Originally approved Oct. 23, 2007. Now before the Board for an as-built final approval. Minor changes to window, fence, and door.
Decision: Approved with conditions.

12. Case: P06-009 Final Major Site Plan
Applicant: Capital Development Realty Group LLC
Attorney: Miles Hunter
Review Planner: Kristin Russell
Address: 5 Monitor St.
Block: 20302 Lot: 29
Old Block: 2050 Lot: 25, 26A, P
Zone: Morris Canal Redevelopment Plan
Description: Originally approved Feb. 28, 2006. Now before the Board for an as-built final approval. Minor changes to window trim and bulkhead.
Decision: Approved.

13. Case: P13-052 Preliminary & Final Major Site Plan
Applicant: Cheesecake Lofts LLC
Attorney: James Burke
Review Planner: Kristin Russell
Address: 251 Newark Ave.
Block: 11110 Lot: 5
Zone: Village Redevelopment Plan
Description: New 5-story mixed use building with 1,147 sf ground floor retail, garaged parking for 12 vehicles, and 20 residential units above.
Continued to December 3, 2013 Regular meeting. Some testimony taken.

14. Case: P13-022 Minor Subdivision with "c" variances
Applicant: McDonald's Corporation
Attorney: Jason Tuvel
Review Planner: Kristin Russell
Address: 881-889 Communipaw Ave.
Block: 18206 Lot: 1, 2, 3
Zone: C/A – Commercial Automotive
Description: Subdivide and merge three lots into two new lots. One lot for a restaurant and a remainder lot.
Variances: lot area, lot width, lot coverage
Decision: Approved.

15. Case: P13-023 Preliminary & Final Major Site Plan with “c” variances
Applicant: McDonald’s Corporation
Attorney: Jason Tuvel
Review Planner: Kristin Russell
Address: 881-889 Communipaw Ave.
Block: 18206 Lot: 1, 2, 3
Zone: C/A – Commercial Automotive
Description: McDonald’s restaurant
Variances: front yard setback, side yard setback, freestanding signage size, freestanding signage height, building signage, parking location, buffer
Decision: Approved.
16. Case: P13-057 Preliminary and Final Major Subdivision with Deviations
Applicant: Jackson Green LLC
Attorney: Richard Evert
Review Planner: Jeff Wenger
Address: 59-67 Virginia Avenue
Block: 21102 Lots: 43 to 47
Zone: Martin Luther King Drive Redevelopment Plan
Description: Subdivision of 5 lots into 6.
Deviations: Minimum lot size.
Decision: Approved.
17. Case: P13-058 Preliminary and Final Major Site Plan with Deviations
Applicant: Jackson Green LLC
Attorney: Richard Evert
Review Planner: Jeff Wenger
Address: 59-67 Virginia Avenue
Block: 21102 Lots: 43 to 47
Zone: Martin Luther King Drive Redevelopment Plan
Description: Construction of 6 single family attached row homes.
Deviations: Minimum lot size, minimum side yard setback, minimum parking.
Decision: Approved with condition
18. Case: P13-059 Minor Subdivision with Deviations
Applicant: TRFDP Ocean Avenue LLC
Attorney: Richard Evert
Review Planner: Jeff Wenger
Address: 719-721 Ocean Avenue
Block: 21201 Lot: 1
Zone: Martin Luther King Drive Redevelopment Plan
Description: Subdivision of 1 lot into 3.
Deviations: Minimum lot area, minimum lot width.
Decision: Approved.
19. Case: P13-060 Minor Site Plan with Deviations
Applicant: TRFDP Ocean Avenue LLC
Attorney: Richard Evert
Review Planner: Jeff Wenger
Address: 719-721 Ocean Avenue
Block: 21201 Lot: 1
Zone: Martin Luther King Drive Redevelopment Plan
Description: Construction of 3 two-family residential structures.
Deviations: Minimum lot size, minimum lot width, parking.
Decision: Approved.
20. Case: P12-090 Final Major Site Plan
Applicant: PHM II Associates, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 2 Journal Square
Block: 9403 Lot: 15
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 13 story, 240 residential unit building.
Decision: Approved.
21. Case: P13-050 Minor Site Plan with Deviations
Applicant: Sukhminder Kaur
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 628 Summit Avenue
Block: 6701 Lot: 24
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 4 story, 7 unit residential building with retail.
Deviations: Minimum sidewalk width, side yard setback, rear yard setback.
Decision: Approved with condition.
22. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th fl. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Administrative amendment to Minor subdivision # P06-100 submitted by Aydin akakent (139-141 Rge Avenue). (
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan, Minor Subdivision and variances #P13-078 submitted by Mill Creek Residential Trust, LLC (335-341 Washington St. aka 350 Warren St.)