

JERSEY CITY
DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



JERRAMIAH T. HEALY, MAYOR
ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

May 22, 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 May 25, 2013 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: Denise Jefferson

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
Carl Czaplicki, Director,
HEDC
File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICEREGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of May 21, 2013.

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

Case: P07-155 Minor Site Plan – Administrative Amendment
Applicant: Anthony Torres
Attorney: Lawrence Lofaro
Review Planner: Kristin Russell
Address: 334-336 Seventh St.
Old Block: 391 Lot: G, H, I, J, K
New Block: 9908 Lot: 32, 33
Zone: R-1 one- and two- family housing
Description: Change to approved façade material. Originally approved September 9, 2008.

Continued to June 4, 2013 meeting. Some testimony taken.

9. Proposed amendments to the MGM Redevelopment Plan. **Approved and recommended to City Council for Adoption.**
10. Case: P07-077.1 Amended Preliminary and Final Major Site Plan with Deviations
Applicant: Prologis
Attorney: Thomas O'Connor
Review Planner: Jeff Wenger
Address: 219-295 Route 1&9
Block: 11707 Lot: 3 & Block: 11706 Lot: 3
Zone: Hackensack River Edge Redevelopment Plan
Description: Construction of new 878,264 square foot warehouse with 433 parking spaces and other ancillary uses.
Deviations: signage.
Decision: Approved.
11. Case: P13-030 Minor Site Plan
Applicant: WA Golf Company, LLC
Address: Liberty National Golf Course, 100 Caven Point Road
Attorney: W. Nevins McCann, Esq.
Block: 24307 Lot: 10.01 (*)
(* Consolidated from Block 24303 Lots 8, 9, 10, 11, 12, 13, 14, and 15; Block 24306 Lot 3; Block 24307 Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; Block 27401 Lots 15, 16, 17, 18, and 19; and Block 27503 Lots 25 and 28 (f/k/a Block 1494 Lots 16, 17, 18, 19, 20, 21, 22, and 24; Block 1497.1 Lot 27; Block 1497 Lots 2, 20, 21, 22, 23, 24, 25, 26, and 30; Block 1500 Lots 38, 43, 59, 60, and 62; and Block 1507 Lots 25 and 28)
Zone: Training facility building is located within the Liberty Harbor Redevelopment Plan
Description: Reduction and relocation of previously approved Golf Training Facility from 3,209 sf to 1,825 sf.
Decision: Approved.
12. Case: P12-039 Preliminary & Final Major Site Plan with deviations
Applicant: Jafar Gujar
Attorney: pro se
Review Planner: Kristin Russell
Address: 471 Ocean Avenue
Block: 25101 Lot: 24
Zone: Turnkey Redevelopment Plan
Description: Rehabilitation of existing building for 2 residential units above 625 sf retail.
Deviations: Parking
Decision: Approved.
13. Case: P13-021 Minor Subdivision
Applicant: AHM Housing Associates IV, LLC
Attorney: Jennifer Carillo-Perez
Review Planner: Kristin Russell
Address: 320 Duncan Avenue
Block: 14601 Lot: 22, 23, 26, 36
Zone: R-3 Multi-family
Description: Four existing lots to be reconfigured into four new lots
Decision: Approved.
14. Case: P13-022 Preliminary Major Site Plan with "c" variances
Applicant: AHM Housing Associates IV, LLC
Attorney: Jennifer Carillo-Perez
Review Planner: Kristin Russell
Address: 320 Duncan Avenue
Block: 14601 Lot: 22, 23, 26, 36
Zone: R-3 Multi-family
Description: Four new multi-family residential buildings with 70 dwelling units.
Variances: Front yard (Building H, J, K), rear yard (Building H, J, L), bike parking (Building H, L), lot area (Building H, J, K, L), Floor-to-Ceiling eight (Building H, J, K, L)
Decision: Approved.

15. Case: P13-014 Preliminary & Final Major Site Plan with deviation
Applicant: Senate Place Urban Renewal, LLC
Attorney: James McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 25 Senate Place
Block: 7807 Lot: 22
Zone: Marion Overlay District
Description: New Construction of 266 DU with accessory parking and retail
Variances: Rear yard setback
Decision: Approved with conditions.
16. Case: P13-032 Preliminary and Final Major Site Plan with Deviations
Applicant: C+E Developers, LLC
Attorney: Elliot Skolnick
Review Planner: Jeff Wenger
Address: 143 Newark Avenue
Block: 11405 Lot: 10
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Renovation of historic facade on Newark Ave and new 7 story, 17 unit residential addition with retail.
Deviations: Front yard setback, building stepbacks on 5th, 6th, and 7th floors.
Decision: Approved with conditions.
17. Case: P13-016 Minor Site Plan
Applicant: National Realty & Development Corp.
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 414 Grand Street (Old Colony Shopping Center)
Block: 12605 Lot: 1
Zone: Montgomery Gateway Redevelopment Plan
Description: Storefront renovations and minor site improvements.
Decision: Approved with condition.
18. Case: P13-024 Preliminary and Final Major Site Plan
Applicant: Historic White Eagle Hall, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 337 Newark Avenue
Block: 11001 Lot: 3
Zone: NC - Neighborhood Commercial
Description: Renovation of historic building for restaurant/retail and theatre.
Decision: Approved.
19. Case: P13-010 Preliminary and Final Major Site Plan with Deviations
Applicant: Morgan Point Development Co., LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 159 Morgan Street / 328 Marin Blvd.
Block: 13002 Lot: 1 & 4
Zone: Powerhouse Arts Redevelopment Plan
Description: Construction of new 184 room, 9 story hotel with ground floor retail.
Deviations: Minimum parking, lot coverage, minimum stepbacks, sidewalk width, number of retail entrances.
Decision: Approved.
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 Minor Site Plan # P13-026 submitted by Mack-Cali Plaza 1, LLC (Christopher Columbus Drive)
 - 2 Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P13-015 submitted by Bright Horizons Family solutions(8 C. Columbus Drive)
 - 3 .Resolution of the Planning Board of the city of Jersey City Approving Minor site Plan # P 13-011 submitted by New Cingular wireless PC, LLC (AT & T (50 Journal Square).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P13-030 submitted by WA Golf Company, LLC (100 Caven Point Road – Training Facility).
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment