

State of New Jersey,) ss

County of Union)

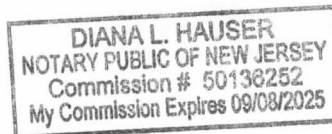
Mary C. Taylor, of full age and being duly sworn according to law, deposes and says that he/she is an advertising clerk for The Evening Journal Association; that The Jersey Journal is a public newspaper published in the Town of Secaucus, with general circulation in Hudson County; and a notice, a true copy of which is annexed, was published in The Jersey Journal on the following date(s):

Jersey Journal 12/20/2023

Mary C. Taylor
Principal Clerk of the Publisher

Sworn to and subscribed before me this 20th day of December 2023

[Signature]
Notary Public



NOTICE OF HEARING PURSUANT
TO N.J.S.A. 40:55D-12 FOR THE
PROPERTY LOCATED AT
316 FIFTEENTH STREET
ALSO IDENTIFIED AS
BLOCK 6903, LOT 3.04

relates to the delivery of Phase IV
roads.

anning@icnj.org.

PLEASE TAKE NOTICE that an application has been filed by Emerson Leasing Co., III (the "Applicant"), for the property located at 316 Fifteenth Street and also designated as Block 6903, Lot 3.04 on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Emerson District of the Jersey Avenue Parking Redevelopment Plan (the "Redevelopment Plan") area, and is subject to the Redevelopment Plan requirements

As part of the application, the Applicant is not seeking any specific deviations/variances, waivers and/or exceptions from the Redevelopment Plan and the Jersey City Land Development Ordinance ("JC LDO"). However, Applicant requests any approvals, permits, deviations, interpretations, waivers or exceptions reflected in the plans and materials be filed (as same may be amended or revised from time to time without further notice) or determined to be necessary by the Planning Board or Planning Staff during the review and processing of this application.

By: Thomas P. Leane, Esq.
Connell Foley LLP
Attorney for the Applicant
201-521-1000

12/20/23

\$112.92

On July 10, 2018, the Jersey City Planning Board approved Preliminary and Final Major Site Plan (Phase I) and Preliminary Major Site Plan (Phases II, III, and IV) under Calendar No. P18-047, for approval to construct a four (4) phase project consisting of a mixture of new development towers and the adaptive reuse of the existing, original warehouse building, and up to 1,099 residential units, retail and commercial use and a public use facility.

Any person interested in this application will have the opportunity to address the Planning Board on January 9, 2024 at 5:30 P.M. at 4 Jackson Square (a/k/a 39 Kearney Avenue), The Holloway Building, Jersey City, NJ 07305, or at any date and time to which the Board may adjourn, at which time you may appear either in person, by agent or attorney and present comments that you may have regarding this application.

Applicant now seeks amendments to the original approval for Phase III, only, as it relates to the above-referenced Property. Applicant's proposed Phase III amendments include:

PLEASE TAKE FURTHER NOTICE that application materials, including digital plans, are available on the Jersey City Data Portal by searching for the address or case number at data.jerseycitynj.gov. The City of Jersey City is utilizing the Zoom service to conduct virtual meetings in compliance with the New Jersey Open Public Meetings Act.

1. Reduction of dwelling unit count from 156 to 140;
2. Elimination of the basement garage;
3. Alteration to the ground-floor layout to eliminate the 16th Street garage entrance ramp and dwelling units;
4. Increase of the ground-floor commercial square footage from 19,000 to 38,400 square feet;
5. Relocation of the bike storage room from the basement to the ground floor;
6. Preservation and restoration of original one-story building entries, instead of previously-proposed demolition and re design; and
7. Changes to the previously-approved road improvement Phasing Plan as it

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials can be can be found on the Jersey City, Division of City Planning website at jerseycitynj.gov/planning. Any person who requires technical assistance for accessing the meeting or the Applicant's plans should contact the Planning Board Secretary for assistance at the phone number or e-mail listed below.

ANY QUESTIONS can be directed to the City Planning main line during business hours at 201-547-5010 or via email at citypl

