

**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**

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

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.

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:

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 redesign.

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.

Any person interested in this application will have the opportunity to address the Planning Board at the Virtual meeting on October 24, 2023 at 5:30 P.M. via Zoom, a web-based video conference application, or by telephone using the following:

Zoom link to join meeting:	Please click the link below to join the webinar: https://us02web.zoom.us/j/86162443723
Call-in Number and Webinar ID#:	One tap mobile: US: +19292056099,86162443723# or +13017158592, 86162443723# Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 305

	224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 Webinar ID: 861 6244 3723 International numbers available: https://us02web.zoom.us/j/kw4gbdjcK
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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.

MORE INFORMATION on how to access virtual meetings, participate, provide public comment, and review agendas and digital plans and applications materials 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 cityplanning@jcnj.org.

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