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[Back](#)

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Notice Content

NOTICE OF HEARING PURSUANT TO N.J.S.A. 40:55D-12 FOR THE PROPERTY LOCATED AT 697 NEWARK AVENUE, 30 COTTAGE STREET, 35 COTTAGE STREET, 26 VAN REIPEN AVENUE, 29 VAN REIPEN AVENUE, 9 HOMESTEAD PLACE, AND THE HOMESTEAD PLACE RIGHT-OF-WAY, JERSEY CITY, NEW JERSEY, AND ALSO IDENTIFIED AS BLOCK 7902, LOT 27; BLOCK 7902, LOT 45; BLOCK 7903, LOT 19; BLOCK 7903, LOT 38.01; BLOCK 7904, LOT 1; AND BLOCK 7905, LOT 20.01 PLEASE TAKE NOTICE that an application has been filed by Homestead Assemblage, LLC (the "Applicant") with the Jersey City Planning Board for Preliminary and Final Major Site Plan approval seeking approval of the improvements to the Homestead Place Extension pedestrian walkway, and the related street crossing improvements from Pavonia Avenue to Newark Avenue on all or portions of the property located at 697 Newark Avenue, 30 Cottage Street, 35 Cottage Street, 26 Van Reipen Avenue, 29 Van Reipen Avenue, 9 Homestead Place, and the Homestead Place Right-of-Way, Jersey City, New Jersey, and also known as Block 7902, Lot 27, Block 7902, Lot 45, Block 7903, Lot 19, Block 7903, Lot 38.01, Block 7904, Lot 1, and Block 7905, Lot 20.01, on the Official Tax Map of the City of Jersey City (the "Property"). The Property is located within the Journal Square 2060 Redevelopment Plan ("Redevelopment Plan") area, and the Property is being development pursuant to the Homestead Place Extension Bonus in the Redevelopment Plan. The Property consists of all or portions of the lots listed herein that will be improved as part of the Homestead Place extension from Pavonia Avenue to Newark Avenue. The improvements proposed consist of the materials and build out of the pedestrian walkway extension and the street crossings adjacent to the pedestrian walkway along Pavonia Avenue, Van Reipen Avenue, and Cottage Street. In connection with this application, the Applicant is not seeking any additional deviations, approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of this application, but is requesting that the Planning Board grant any deviations, approvals, permits, variances, interpretations, waivers or exceptions that it shall deem necessary with the application. Any person interested in this application will have the opportunity to address the Planning Board at its Virtual Zoom meeting on Tuesday, March 7, 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: <https://us02web.zoom.us/j/86162443723> Call-in Number and Webinar ID#: You may also call in to access the meeting. All public users calling in must use: 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> Webinar ID: 861 6244 3723 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. By: Charles J. Harrington, III Connell Foley LLP Attorney for the Applicant Homestead Assemblage LLC 201-521-1000 02/24/23 \$306.90

[Back](#)