

**LEGAL NOTICE**  
**JERSEY CITY**  
**PLANNING BOARD**

**PLEASE TAKE NOTICE** that on \_\_\_\_\_, 2022 at 5:30 p.m., the Planning Board of the City of Jersey City (the “Planning Board” or the “Board”) will hold a **remote** public hearing, pursuant to the instructions set forth below, in connection with property located at 145 Industrial Drive, 2-54 Harbor Drive, and 56-68 Harbor Drive, which properties are designated as Block 30306, Lots 11, 12, and 13, on the Tax Maps of the City of Jersey City (the “Property”). Zoning for the Property is governed by the Greenville Industrial Redevelopment Plan (the “Redevelopment Plan” or the “Plan”). Pursuant to the Redevelopment Plan, the Property is located within the Modern Industrial Park District.

The Applicant, IV3 Liberty Commerce Center LLC (the “Applicant”), has applied to the Planning Board for preliminary and final major site plan approval in order to construct an approximate 404,427 square foot warehouse building, inclusive of approximately 20,221 square feet of ancillary office space on the Property. The Applicant also proposes ancillary improvements, including but not limited to, car and trailer parking spaces as well as loading docks, as well as landscaping, lighting and signage. In connection with the Applicant’s proposal it also requests deviations from the Redevelopment Plan regulations in order to permit a portion of the proposed passenger vehicle parking to be located in front of the proposed warehouse building, whereas the Redevelopment Plan requires that passenger vehicle parking lots must be located behind or on the side of buildings. The Applicant also seeks a deviation to permit off-street loading areas to be located within the front yard, whereas the Redevelopment Plan requires that off-street loading shall be limited to the rear and/or side yards. The Applicant also seeks a deviation to permit two freestanding ground signs, whereas only one ground sign per building is permitted, as well as to permit the proposed freestanding ground signs to exceed the maximum sign height, whereas a maximum of 4 feet above grade is permitted and 7.9 feet is proposed, and to permit the freestanding ground signs to exceed the maximum sign area, whereas a maximum of 20 square feet is permitted and 54.75 square feet is proposed. The Applicant also seeks design waiver relief to permit illumination greater than 1.0 footcandles at property lines, whereas illumination of 1.8 footcandles is proposed.

In addition to the foregoing preliminary and final site plan approval, variance relief, and design waivers, Applicant will also seek approval for any and all other waivers of design standards and/or submission requirements, variances, deviations, interpretations, exceptions, approvals and/or other incidental relief that may be required or deemed necessary by the Planning Board after or during its review of this application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same to the Planning Board. Measurements, percentages and other calculations provided in this notice are in accordance with the plans filed with the application. Please note that to the extent plan and/or application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change as will the associated relief from the requirements of the Code as applicable. The Applicant reserves the right to amend the application accordingly.

**Instructions to Join Remote Hearing**

The subject hearing will be held by remote access only. During the hearing, any interested party, directly or by attorney, will have an opportunity to view the hearing in its entirety, and be heard (ask questions, provide comments or offer evidence). Members of the public will be provided with instructions during the meeting on how to participate.

You may participate in the hearing on the scheduled date and time through the web via the Zoom video conference platform or by telephone by using the following options set forth below. Please note, however, that if you participate solely by telephone, you will not be able to view the visual materials that may be displayed during the course of the hearing, and therefore, web participation is preferred.

1. Computer/Mobile Device (by entering the link):

[Zoom Link]

Webinar ID: [ ]

When logging into Zoom via Computer or Mobile Device for the first time, please allow a few extra minutes to install the program (if using a computer) or application (if using a mobile device). Individuals accessing the meeting by computer/mobile device will be capable of making public comments at the appropriate times during the meeting by clicking the “raise hand” button and waiting for the host to unmute them.

2. Telephone (for a higher quality, dial a number based upon your current location):

US: [ ]

Webinar ID: [ ]

International numbers are available at [ ]

Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing \*9 on their telephone and waiting for the host to unmute them.

Information on how to access the virtual meeting inclusive of hyperlinks, and instructions on how to participate in the virtual meeting, are included on the Planning Board’s meeting agenda, which may be accessed on the City of Jersey City website at:

<https://data.jerseycitynj.gov/explore/dataset/planning-board-agendas-2022/information>

All documents filed by the Applicant in connection with this application will be on file and available for public inspection no later than ten (10) days in advance of the hearing date. The Applicant’s hearing exhibits will be made available for public inspection no later than forty-eight (48) hours before the public hearing. The Planning Board’s meeting agenda has hyperlinks to

where you can find the electronic copies of the Applicant's documents. Within the agenda, click on the link for the case you wish to review. The meeting agenda may be found at:  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-agendas-2022/information>

Alternatively, you can search by address or case number (the subject application is Case Number [ ]) to review digital plans at: <https://data.jerseycitynj.gov/pages/home-page>

Members of the public who anticipate undertaking cross-examination, introducing evidence and/or making public comment on the application are encouraged, but not required, to advise City Planning in advance of the meeting date, to ensure technological needs are accommodated and to further ensure that documents, which will be referenced during the hearing are available for review by all participants.

Any questions you have related to accessing the virtual meeting, participating in the virtual meeting and/or how to view the Applicant's documents can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org). Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at [jerseycitynj.gov/planning](http://jerseycitynj.gov/planning). You may also contact the Applicant's attorney, Thomas J. Trautner, Esq. for information and documents related to the application using the telephone number and email address provided below.

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