Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, February 23, 2016 at 5:30 p.m. in the Council Chambers, City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business: THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE

7. New Business: REVIEW AND DISCUSSION OF REPORT CONCERNING THE DETERMINATION OF SCATTER SITE STUDY AREA 1 AS AN "AREA IN NEED OF REDEVELOPMENT". Formal action may be taken.


9. Review and discussion of amending the LDO to include the R-5 Zone District and amending the Zoning Map to add a section of R-1 in Downtown to the R-5 Zone. Formal action may be taken.

10. Review and discussion of amendments to the TOD-W Zone of the Morris Canal Redevelopment Plan. Formal action may be taken.

11. Review and discussion of Report Concerning the Determination of the Bergen Hill Park Study Area as an "Area in Need of Rehabilitation". Formal action may be taken.

12. Case: P16-012 Minor Site Plan with Deviations
   Applicant: 360 9 Street LLC a/k/a 364 Ninth Street Urban Renewal, LLC
   Attorney: Charles Harrington III, Esq.
   Review Planner: Matt Ward, PP, AICP
   Address: 235 Brunswick Street
   Block: 6902 Lot: 29, C0001
   Zone: Ninth & Brunswick Redevelopment Plan
   Description: Permanent building signage and temporary banner signage for Phase 1
   Deviation: Maximum number of signage and type of signage

13. Case: P06-124.1 Amendment to Preliminary & Final Major Site Plan/Deviations
   Applicant: 25 Columbus Circle #59B, LLC
   Attorney: James C. McCann
   Review Planner: Maryann Bucci-Carter, PP, AICP and Naomi Hsu, PP, AICP
   Address: 310 10th Street (a.k.a. The Revetment House)
   Block: 8601 Lot: 2
   Zone: Jersey Avenue Tenth Street Redevelopment Plan
   Description: Changes to building façade
   Deviation: Parking and signage

14. Carried from February 9th, 2016 meeting with preservation of notices.

15. Case: P16-005 Preliminary and Final Major Site Plan with Deviation
   Applicant: K.A.O.C. LLC
   Attorney: Rita McKenna
   Review Planner: Jeff Wenger
   Address: 3 Perrine Avenue
   Block: 10803 Lot: 7
   Zone: Journal Square 2060 Redevelopment Plan
   Description: New 6 story 37 unit residential building.
   Deviation: Side building setback.

16. Case: P14-057 Preliminary and Final Major Site Plan with Deviation
   Applicant: Durga Ma Sip, LLC
   Attorney: Donald Pepe
   Review Planner: Jeff Wenger
   Address: 232 Sip Ave.
   Block: 10502 Lot: 15-18
   Zone: Journal Square 2060 Redevelopment Plan
   Description: New 8 story 81 residential unit mixed use building with 2,720sf of retail.
   Deviations: Side and rear building stepback, minimum front yard, minimum floor height, minimum ground floor height, minimum sidewalk width.

17. Case: P15-062.1 Site Plan Amendment with Deviation
   Applicant: Vaishno Ma Summit, LLC
   Attorney: Donald Pepe
   Review Planner: Jeff Wenger
   Address: 362 Summit Ave.
   Block: 12301 Lot: 2
   Zone: Journal Square 2060 Redevelopment Plan
   Description: New 6 story 69 residential unit mixed use building with 1740sf of retail.
   Deviation: Minimum floor to ceiling height.

18. Memorialization of Resolutions
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD