JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, August 16th, 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:

7. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**

8. Case: P14-045.1 Site Plan Amendment
   Applicant: Jersey City Housing Authority
   Review Planner: Jeff Wenger, PP, AICP
   Attorney: Charles Harrington
   Address: 561 Montgomery Street
   Block: 13602 Lot: 1.01
   Zone: R-4 Multi Family High Rise
   Description: Reallocation of units and minor facade alterations.

9. Case: P16-036 Minor Site Plan
   Applicant: St. Peter's Athletic Foundation
   Review Planner: Matt Ward, PP, AICP
   Attorney: Charles J. Harrington III, Esq.
   Address: 201 Van Vorst Street
   Block: 14205 Lot: 14.01
   Zone: Tidewater Basin
   Description: Signage application in connection with approved St. Peter's field house development
   Deviation: Maximum size of signage

10. Case: P16-048 Preliminary and Final Major Site Plan with Deviations
    Applicant: 184 Morgan Street Associates Urban Renewal, LLC
    Review Planner: Matt Ward, PP, AICP
    Attorney: Marjorie M. Mocco, Esq.
    Address: 331 Marin Boulevard
    Block: 11507 Lot: 8-22
    Zone: Morgan Grove Marin Redevelopment Plan
    Description: A mixed-use high rise building with 448 dwelling units, 5,110 square feet of ground floor commercial, 6,470 square foot theater, and a valet parking garage with 116 spaces
    Deviation: Maximum utility room frontage and required building stepback
    CARRIED TO OCTOBER 4, 2016 MEETING WITH PRESERVATION OF NOTICE

11. Case: P16-047 Minor Site Plan
    Applicant: T-Mobile Northeast, LLC
    Review Planner: Matt Ward, PP, AICP
    Attorney: Frank Ferraro, Esq.
    Address: 550 Newark Avenue
    Block: 306 Lot: 24
    Zone: R-1 Zone District
    Description: Installation of 3 additional antennas and replacement of equipment to an existing wireless communication facility.

12. Case: P16-049 Minor Site Plan
    Applicant: T-Mobile Northeast, LLC
    Review Planner: Matt Ward, PP, AICP
    Attorney: Frank Ferraro, Esq.
    Address: 561 West Side Avenue
    Block: 19201 Lot: 45
    Zone: Neighborhood Commercial
    Description: Installation of 3 additional antennas and replacement of equipment to an existing wireless communication facility.

13. Case: P16-045 Minor Site Plan
    Applicant: T-Mobile Northeast, LLC
    Review Planner: Matt Ward, PP, AICP
    Attorney: Frank Ferraro, Esq.
    Address: 2472 Kennedy Boulevard
    Block: 17901 Lot: 1
    Zone: R-3 Zone District
    Description: Upgrade to existing wireless communication facility to replace some existing antennas with new equipment for a total of nine antennas.

14. Case: P16-046 Minor Site Plan
    Applicant: T-Mobile Northeast, LLC
    Review Planner: Matt Ward, PP, AICP
    Attorney: Frank Ferraro, Esq.
    Address: 563 Central Avenue
    Block: 802 Lot: 26 & 27
    Zone: R-1 Zone District
    Description: Upgrade to existing wireless communication facility to replace 3 existing antennas with 3 new antennas.

15. Case: P16-055 Minor Site Plan
    Applicant: T-Mobile Northeast, LLC
    Review Planner: Matt Ward, PP, AICP
    Attorney: Frank Ferraro, Esq.
    Address: 2672 Kennedy Blvd
    Block: 13303 Lot: 30
    Zone: R-3 Zone District
    Description: Installation of 6 additional antennas and replacement of equipment to an existing wireless communication facility.
16. Case: P16-055 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 30 Mall Drive
Block: 7303
Lot: 8
Zone: Newport
Description: Installation of 3 additional antennas and replacement of equipment to an existing wireless communication facility.

17. Case: P16-057 Preliminary and Final Major Subdivision
Applicant: Morris Canal Incentives Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington III, Esq.
Address: 100 Monitor Street
Block: 15802
Lot: 1, 2, 38, 39, 40 & 41
Zone: Morris Canal
Description: Consolidating lots to create 2 lots, one of which will be dedicated as a right-of-way.

18. Case: P16-058 Preliminary and Final Major Site Plan
Applicant: Morris Canal Incentives Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington III, Esq.
Address: 100 Monitor Street
Block: 15802
Lot: 1, 2, 38, 39, 40 & 41
Zone: Morris Canal
Description: A mixed-use five-story building with 308 dwelling units, 2,980 square feet of ground floor commercial, 8,000 square foot office, 85 parking spaces and improvements to a proposed right-of-way with on-street parking.

19. Case: P16-062 Preliminary and Final Major Site Plan with Deviations
Applicant: One Journal Square Tower North Urban Renewal Company LLC
One Journal Square Tower South Urban Renewal Company LLC
One Journal Square Partners Urban Renewal Company LLC
One Journal Square Condominium Association Inc.
Review Planner: Jeff Wenger, PP, AICP
Attorney: Eugene Paolino
Address: 10 Journal Square
Block: 9501
Lot: 23
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new mixed use project with two towers of 46 and 79 stories with 1,725 residential units, 88,754sf of retail, 126,937sf of office, 910 parking spaces, and reconstruction of the Journal Square Plaza.
Deviation: Maximum tower diagonal measurement, driveway design, driveway width, parking stall size, entry recess, bicycle parking, bicycle parking for garage use.

20. Case: P16-054 Preliminary and Final Major Site Plan with Deviations
Applicant: 30 Journal Square Partners LLC
Review Planner: Jeff Wenger, PP, AICP
Attorney: Eugene Paolino
Address: 30 Journal Square
Block: 10702
Lot: 4 & 6 - 15
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 72 story mixed use project with two towers of 46 and 79 stories with 1,725 residential units, 88,754sf of retail, 126,937sf of office, 910 parking spaces, and reconstruction of the Journal Square Plaza.
Deviation: Maximum tower diagonal measurement, driveway design, driveway width, parking stall size, entry recess, bicycle parking, bicycle parking for garage use.

21. Case: P16-050 Preliminary and Final Major Site Plan with Deviations
Applicant: Nicholas Babalis
Review Planner: Jeff Wenger, PP, AICP
Attorney: Rita McKenna
Address: 19 Perrine Avenue
Block: 10803
Lot: 2, 3, & 4
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story residential building with 54 units.
Deviation: Front yard setback.

22. Case: P16-052 Interim Use Extension
Applicant: Liberty Stone & Aggregates
Review Planner: Matt Ward, PP, AICP
Address: 506 Caven Point Road
Block: 21503
Lot: 16, 17 & 18
Zone: Canal Crossing
Description: Two consecutive renewals of interim use for two, one-year periods for operation of a aggregate processing facility.

23. Memorization of Resolutions

24. Executive Session, as needed, to discuss litigation, personnel or other matters

25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD