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, September 20th, 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. Case: P16-052 Interim Use Extension
   Applicant: Liberty Stone & Aggregates
   Review Planner: Matt Ward, PP, AICP
   Attorney: James McCann, Esq.
   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 an aggregate processing facility. Carried from September 6, 2016 meeting.

8. Case: P15-041.1.001 Administrative Amendment
   Applicant: Drew Fletcher
   Review Planner: Matt Ward
   Attorney: Rita McKenna
   Address: 245-247 York Street
   Block: 14106 Lot: 13 & 14
   Zone: Van Vorst Park Historic District
   Description: Alterations to the rear yard site plan and rear facade design and openings.

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

10. Review and discussion of proposed amendments to the Journal Square 2060 Redevelopment Plan. Formal action may be taken. Amendment will permit increased building height in Zone 10 with requirements for new public open space, buildings dedicated to the arts, a new pedestrian connection to PATH, and changes to the Zone District Map, Corner Bonus Map and bonus standards for a fund for Public Arts. Formal Action may be taken.

11. Review and discussion of proposed amendments to the Paulus Hook Redevelopment Plan. Formal action may be taken. This amendment proposes the creation of the Block 13102 Redevelopment Plan which includes zoning for a mixed use residential building, parking garage, public school, and open space while maintaining the existing residential building onsite. Formal Action may be taken.

12. Case: P16-064 Minor Site Plan
    Applicant: T-Mobile Northeast, LLC
    Review Planner: Matt Ward, PP, AICP
    Attorney: Frank Ferraro, Esq.
    Address: 8 Columbus Drive
    Block: 11603 Lot: 18
    Zone: Exchange Place Redevelopment Plan
    Description: Upgrade to existing wireless communication facility to replace 3 existing antennas with 3 new antennas and new support equipment. Carried from September 6, 2016 meeting.

13. Case: P16-065 Minor Site Plan
    Applicant: T-Mobile Northeast, LLC
    Review Planner: Matt Ward, PP, AICP
    Attorney: Frank Ferraro, Esq.
    Address: 71 Claremont Avenue
    Block: 23301 Lot: 2
    Zone: R-1 Zone District
    Description: Upgrade to existing wireless communication facility to collocate 3 additional antennas and install support equipment for a total of 11 antennas. Carried from September 6, 2016 meeting.

14. Case: P16-061
    Applicant: Tovaste Cornell, LLC
    Review Planner: Matt Ward
    Attorney: Charles J. Harrington III, Esq.
    Address: 37-39 Cornelison Avenue
    Block: 17102 Lot: 15 & 16
    Zone: Morris Canal
    Description: Construction of a 5-story residential building with 37 dwelling units and 37 parking spaces. Deviation:

15. Case: P16-031
    Applicant: Rammarayana Properties, LLC
    Review Planner: Matt Ward
    Attorney: Charles J. Harrington III, Esq.
    Address: 326-328 Johnston Avenue, et al.
    Block: 17505 Lot: 10 & 11
    Zone: Morris Canal
    Description: Construction of a 5-story mixed use building with 20 dwelling units, roughly 2,000 square feet of ground floor commercial and off-street parking.
   Deviation: Building height, Parking stall size and rear yard setback.
16. Case: P16-070  Preliminary and Final Major Site Plan with Deviations
   Applicant: Sassoon Properties Inc. / Sasvic Holdings LLC
   Review Planner: Jeff Wenger
   Attorney: Eugen Paolino
   Address: 2973 Kennedy Blvd. / 96-100 Cottage Street
   Block: 9402  Lot: 15-17
   Zone: Journal Square 2060 Redevelopment Plan
   Description: New 20 story mixed use building with 79 residential units, 18,654 square feet of office, 6,770 square feet of retail
   Deviation: Rear yard setback, front setback, side setback, shape factor.

17. Case: P16-069 Preliminary & Final Site Plan for 3 year Interim Use Parking Lot
   Applicant: Pathside, LLC c/o Panepinto Properties
   Review Planner: Jeff Wenger
   Attorney: George Garcia
   Block: 9501  Lot: 118
   Address: 501 Summit Avenue
   Zone: Journal Square 2060 Redevelopment Plan
   Description: Temporary Interim use parking lot for three (3) years.

18. Case: P16-056 Preliminary and Final Major Site Plan with Deviations
   Applicant: Monticello Equities LLC
   Review Planner: Jeff Wenger
   Attorney: Steven J. Tripp
   Address: 136 Summit Ave
   Block: 15305 Lot: 6.01 and 6.02
   Zone: Summit and Fairmount Redevelopment Plan
   Description: New 9 story 99 unit residential building with 2,240 square feet of retail and 75 parking spaces.
   Deviation: Balcony protrusion, floor to ceiling height, various building setbacks
   Testimony taken. Carried from September 6th, 2016 meeting.

19. Case: P16-072 Preliminary and Final Major Site Plan
   Applicant: 87 Newkirk Holding Company Urban Renewal, LLC
   Review Planner: Jeff Wenger
   Attorney: Charles Harrington, Esq.
   Address: 87 Newkirk Street nka 97 Newkirk Street
   Block: 12204 Lot: 12
   Zone: Journal Square 2060 Redevelopment Plan
   Description: Construction of new 14 story mixed use building with 112 residential units, ground floor and basement retail space
   Carry to October 4th, 2016 meeting.

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

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD