Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, October 4, 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: P16-061  Preliminary and Major Final Site Plan
   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.
   Testimony taken. Carried from September 20, 2016 meeting.

8. Case: P16-057  Preliminary and Major Final 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.

9. Case: P16-058  Preliminary and Major Final 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.

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

11. Review and discussion of amendments to the Grand Jersey Redevelopment Plan regarding the creation of a new Parks District and CSO mitigation plan. Formal action may be taken.

12. Review and discussion of amendments to the Jersey City Zoning map regarding the addition of a Restaurant Overlay Zone in Neighborhood Commercial and Commercial/Automotive districts along West Side Avenue. Formal action may be taken.

13. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding the Mixed Use Zones. Formal action may be taken. This amendment includes provisions for required ground floor retail, an affordable housing bonus, and parking requirements.

14. Case: P16-042.1  Preliminary & Final Site Plan Amendment with Deviations
   Applicant: 2 Shore Drive
   Review Planner: Barkha R Patel
   Attorney: Lisa A. John-Basta
   Address: 2 Shore Lane
   Block: 7302
   Lot: 11
   Zone: Newport Redevelopment Area
   Description: Changing location and number of bicycle racks, bedroom mix, length of drop-off lane, rooftop landscaping, and adding refuse containers in the receptacle area
   Deviation: Outdoor bicycle racks

15. Case: P16-063  Minor Subdivision
   Applicant: Myneni Homes, LLC
   Review Planner: Barkha R Patel
   Attorney: Eugene P. O’Connell
   Address: 265-267 Danforth Avenue
   Block: 28001
   Lot: 15
   Zone: R-1
   Description: Dividing one 50 x 115.64 ft. lot into two lots each 25 x 115.64 ft.

16. 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.

CARRIED FROM OCTOBER 4, 2016 MEETING WITH PRESERVATION OF NOTICE
17. Case: P16-071  
Applicant: RGH JC 435 LLC  
Review Planner: Kate Lawrence  
Attorney: Brian Hannon  
Address: 435 Palisade Avenue  
Zone: R-2  
Description: 3-story mixed-use building with ground floor commercial retail and four (4) apartments above (two each on the second and third floors).

18. Case: P16-048  
Applicant: 184 Morgan Street Associates Urban Renewal, LLC  
Review Planner: Matt Ward, PP, AICP  
Attorney: Marjorie M. Mocco, Esq.  
Address: 331 Marin Boulevard  
Block: 11007  
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 setback  
Carried to October 18, 2016 meeting with preservation of notice.

19. Case: P15-060  
Applicant: BCB Community Bank  
Review Planner: Matt Ward  
Attorney: Francis Regan  
Address: 429-437 Bergen Avenue  
Block: 19001  
Lot: 18, 19.01-19.04  
Zone: R-3  
Description: A mixed-use 5-story building with 72 dwelling units, 2,150 square feet of ground floor commercial, and 50 off-street parking spaces.  
Variances: Side yard setback, rear yard setback, and height of garage wall.

20. Case: P16-072  
Applicant: 87 Newkirk Holding Company Urban Renewal, LLC  
Review Planner: Jeff Wenger  
Attorney: Charles Harrington, Esq.  
Address: 87 Newkirk Street aka 97 Newkirk Street  
Block: 12004  
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  
Deviations: Minimum rear, side and side yard and step-back, minimum recreation area, first floor minimum ceiling height, height of roof structure.  
Carried from September 20, 2016 meeting.

21. Case: P15-073.1  
Applicant: Rescore Montgomery LLC  
Review Planner: Jeff Wenger  
Attorney: Eugene Paolino  
Address: 711 Montgomery Street  
Block: 15004  
Lot: 15&31  
Zone: McGinley Square East Redevelopment Plan  
Description: Reduction of unit count from 304 to 299, increase in retail space from 3,755 to 5,077sf, and minor changes to site plan design.  
Deviations: Maximum area of roof enclosure, minimum retail depth.  
Carried from September 20, 2016 meeting.

22. Certification of three (3) Artists Approved by the Artist Certification Board meeting of September 15, 2016:
   1. Debra Murray  
   2. Ana Benaroya  
   3. Lucy Rouetto  

23. Memorialization of Resolutions  
24. Executive Session, as needed, to discuss litigation, personnel or other matters  
25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD