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, October 18th, 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: P16-056 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 stepbacks
   Testimony taken at September 6th, 2016 meeting. Carried from September 20, 2016 meeting.

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

9. Review and discussion of amendments to the Ocean Bayview Redevelopment Plan to assign density and parking standards to adaptive reuse projects. Formal action may be taken.

10. Case: P16-070 Preliminary and Final Major Site Plan with Deviations
    Applicant: Sassoon Properties Inc./ Sasvic Holdings LLC
    Review Planner: Jeff Wenger
    Attorney: Eugene 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 stepback, front stepback, side stepback, shape factor.
    Carried from September 20, 2016 meeting

11. Case: P16-016 Preliminary and Final Major Site Plan with Deviations
    Applicant: Kasturi Thangri
    Review Planner: Jeff Wenger, PP, AICP
    Attorney: Charles Harrington
    Address: 74-76 Cottage
    Block: 7902 Lot: 67, 68
    Zone: Journal Square 2060 Redevelopment Plan
    Description: Construction of new 8 story, residential building with 44 units and 2,252sf of retail.
    Deviation: Maximum building height.

12. Case: P16-044 Preliminary and Final Major Site Plan with Deviations
    Applicant: Govinda Sanskar Center
    Review Planner: Jeff Wenger, PP, AICP
    Attorney: Eugene O’Connell
    Address: 783 Newark Ave
    Block: 9402 Lot: 4
    Zone: Journal Square 2060 Redevelopment Plan
    Description: Construction of new house of worship
    Deviation: Maximum ground floor ceiling height.

13. Case: P15-073.1 Preliminary and Final Major Site Plan Amendment with Deviations
    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 the October 4, 2016 meeting

14. Case: P16-076 Minor Site Plan with Deviations – Interim Use Signage
    Applicant: Morgan Street Developers Urban Renewal Company LLC
    Review Planner: Matt Ward
    Attorney: Eugene Paolino
    Address: 65 Bay Street
    Block: 11068 Lot: 1
    Zone: Exchange Place North Redevelopment Plan
    Description: Interim use of three temporary signs on the facades of 65 Bay Street
    Deviation: Number of signs, size of signs

Continued on next page
15. Case: P16-048  Preliminary and Final Major Site Plan with Deviations
Applicant: 184 Morgan Street Associates Urban Renewal, LLC
Review Planner: Matt Ward
Attorney: Marjorie M. Mocco
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 from October 4, 2016 meeting with preservation of notice.

16. Case: P16-066  Minor Site Plan with Variances
Applicant: Ankit Jain
Review Planner: Matt Ward
Attorney: Rita McKenna
Address: 415.5 Monmouth Street
Block: 9902 Lot: 17
Zone: Neighborhood Commercial
Description: New 4-story mixed-use building with 3 dwelling units and 678 square feet of ground floor commercial
Variance: Rear yard

17. Case: P16-083  Preliminary and Final Major Site Plan with Deviations
Applicant: Opis Partners
Review Planner: Matt Ward
Attorney: Chuck Harrington
Address: 323-325 Pine Street
Block: 17505 Lot: 4 & 5
Zone: Morris Canal Redevelopment Plan
Description: New 7-story residential building with 20 units of which two units are affordable, 7-story building stepback and seven parking spaces
Deviation: “c” variance for height and stories

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

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD