Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, November 1, 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:

8. Review and discussion of a new R-5 zone district and related amendments to the zoning map. Formal action may be taken.

9. Case: P16-080
   Applicant: Hudson Toyota
   Review Planner: Tanya Marione
   Attorney: Robert A. Verdibello, Esq
   Address: 599 Route 440
   Block: 16001 Lot: 6,7,8
   Zone: WPD
   Description: The addition and alteration to the existing building to create an additional 6,664 sq ft of retail auto service center and the construction of a building to house a 1,289 sq ft car wash

10. Case: P16-022
    Applicant: CMC Construction Group, LLC
    Review Planner: Tanya Marione
    Attorney: Charles Harrington
    Address: 2 and 6 Elizabeth Street
    Block: 9702 Lot: 4 and 5
    Zone: R-1, One and Two Family Housing District
    Description: Perfection of Subdivision

11. Case: P16-088
     Preliminary and Final Major Site Plan with Deviations
     Applicant: Manly Warringah URF LLC c/o Dixon Advisory
     Review Planner: Matt Ward
     Attorney: Thomas P. Leane
     Address: 158 Mercer Street
     Block: 12801 Lot: 13
     Zone: Historic and Montgomery Gateway Redevelopment Plan
     Description: Restoration and rehabilitation of a former church and parsonage into a multi-family building containing 10 dwelling units.
     Deviation: Minimum off-street parking and minimum bike parking

12. Case: P16-084
     Preliminary and Final Major Site Plan with Deviations
     Applicant: Pegasus Enterprises
     Review Planner: Matt Ward
     Attorney: Thomas P. Leane
     Address: 100 Colden Street
     Block: 13802 Lot: 12-19
     Zone: Bates Street Redevelopment Plan
     Description: Proposed 12-story mixed-use building with 128 dwelling units, 168 parking spaces, 28,650 square feet of ground floor retail and 66,000 square feet of self-storage space
     CARRIED TO DATE NOVEMBER 15, 2016

13. Case: P16-091
     Preliminary Major Site Plan
     Applicant: PH Urban Renewal, LLC
     Review Planner: Matt Ward
     Attorney: Charles Harrington
     Address: 25 Christopher Columbus Drive
     Block: 13102 Lot: 1.01 & 1.02
     Zone: Block 13102 Redevelopment Plan
     Description: Development of a mixed use building with 750 residential units, 38 of which are affordable, a parking garage with 416 spaces, public plaza, 18,464 square feet of ground floor retail, and public school

14. Case: P16-053
     Minor Site Plan
     Applicant: 328 Montgomery, LLC
     Review Planner: Matt Ward
     Attorney: Carmen E. Mediola, Esq.
     Address: 328 Montgomery St.
     Block: 12008 Lot: 16
     Zone: Montgomery Gateway Redevelopment Plan and Van Vorst Park Historic District
     Description: Rehabilitation of a storefront and signage

Continued on next page
15. Case: 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 October 18, 2016 meeting*

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

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD