Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, November 15, 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. ANNUAL REORGANIZATION
6. Correspondence
7. Old Business:
   
   8. Case: P12-006.001  Administrative Amendment
      Applicant: Harborside Unit A Urban Renewal, LLC
      Review Planner: Maryann Bucci-Carter, PP, AICP
      Attorney: Thomas Leane, Esq.
      Address: 200 Greene Street
      Block: 11603  Lot: 31.03
      Zone: Exchange Place North
      Description: Minor adjustments to amenity space, unit count, fencing railing and sidewalk

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

10. Review and discussion of 2017 Planning Board Agenda

11. Case: P16-095  Preliminary & Final Major Subdivision
    Applicant: Jersey City Redevelopment Agency
    Review Planner: M. Bucci-Carter, PP, AICP
    Attorney: Karl P. Kemm, Esq.
    Address: 375-377 & 325 Skinner Memorial Drive (aka Jersey Avenue)
    355 Grand Street
    52 Aetna Street
    Block: 14001  Lot: 1.2
    15801  Lot: 3.4,5,6,71
    Zone: Grand Jersey Redevelopment Plan
    Description: Major Subdivision to Establish Morris Street, and Monmouth Street extensions, Park Street, Varick Street and the development blocks adjacent to and around them. The street names as indicated in the subdivision are place holders and will be named by the City Council as per the recently adopted ordinance.

12. Case: P16-053  Minor Site Plan
    Applicant: 328 Montgomery, LLC
    Review Planner: Matt Ward
    Attorney: Carmen E. Mendiola, Esq.
    Address: 328 Montgomery St.
    Block: 12808  Lot: 16
    Zone: Montgomery Gateway Redevelopment Plan and Van Vorst Park Historic District
    Description: Rehabilitation of a storefront and signage
    CARRIED FROM NOVEMBER 1, 2016 MEETING

13. Review and discussion of the “Report Concerning the Determination of the Tonnele Avenue Light Industrial Study Area as an Area in Need of Redevelopment and more specifically as a “Condemnation Redevelopment Area”. Formal action may be taken.

    Applicant: COA 99 Hudson, LLC
    Review Planner: Kate Lawrence
    Attorney: Thomas Leane
    Address: 99 Hudson Street
    Block: 14507  Lot: 1
    Zone: Colgate Redevelopment Plan
    Description: Minor material changes to façade of high-rise building.

15. Case: P16-094  Minor Site Plan
    Applicant: Harborside Unit A Urban Renewal, LLC
    Review Planner: M. Bucci-Carter, PP, AICP
    Attorney: Thomas Leane, Esq.
    Address: 200 Greene Street
    Block: 11603  Lot: 31.03
    Zone: Exchange Place North Redevelopment Plan
    Description: Building identification signage at front entrance and temporary leasing banner sign.

16. Case: P16-077  Preliminary and Final Major Site Plan
    Applicant: Rohit & Jita Shah
    Review Planner: Matt Ward
    Attorney: Hugh A. McGuire III
    Address: 300 Central Avenue
    Block: 3801  Lot: 26
    Zone: Neighborhood Commercial
    Description: Renovation of a mixed-use building to a four story building with 12 dwelling units and ground floor commercial

Continued on next page
17. Case: P16-084 Preliminary and Final Major Site Plan with Deviations
   Applicant: Pegasus Enterprises
   Review Planner: Matt Ward
   Attorney: Thomas P. Leane
   Address: 100 Golden 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 FROM NOVEMBER 1, 2016 MEETING

18. Case: P13-064.1 Preliminary and Final Major Site Plan Amendment with Deviations
   Applicant: Van Leer Place, LLC
   Review Planner: Matt Ward
   Attorney: Donald Pepe
   Address: 110 and 127-137 Hoboken Avenue
   Block: 6001 Lots: 10, 11
   Zone: Jersey Avenue Park; R-3; Medical; Palisades Preservation Overlay
   Description: Amendments to the unit mix, on-site parking, additional of bicycle parking, facade, proposed roads and signage
   Deviation/Variance: number and size of signage
   CARRIED TO DECEMBER 6, 2016 MEETING

19. Case: P16-086 Minor Site Plan
   Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
   Review Planner: Matt Ward
   Attorney: Frank Ferraro
   Address: 397-399 Central Avenue
   Block: 2804 Lot: 27, 28, 29, 30
   Zone: Neighborhood Commercial
   Description: Installation of 12 rooftop mounted panel antennas and equipment cabinets

20. Case: P16-085 Minor Site Plan
   Applicant: T-Mobile Northeast, LLC
   Review Planner: Matt Ward
   Attorney: Frank Ferraro
   Address: 599 Grove Street
   Block: 7105 Lot: 12
   Zone: Jersey Avenue Light Rail
   Description: Installation of 12 rooftop mounted panel antennas and equipment located within the building

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

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD