Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, December 6, 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: P15-028.001 Administrative Amendment
      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.

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

9. Case: P16-050 Preliminary and Final Major Site Plan
   Applicant: Nicholas Babalis
   Review Planner: Maryann Bucci-Carter PP, AICP
   Attorney: Rita McKenna
   Address: 19 Perrine Avenue
   Block: 10803
   Lot: 2, 3, & 4
   Zone: Journal Square 2060 Redevelopment Plan
   Description: Originally proposing the construction of a 6 story residential building with 54 units; this application has been revised to reduce the number of units to 48 units, eliminate the front yard setback deviation, and provide façade and floor plan revisions and front yard landscaping.

10. Case: P16-096 Minor Site Plan
    Applicant: T-Mobile Northeast, LLC
    Review Planner: Matt Ward
    Attorney: Frank Ferraro
    Address: 72 Montgomery St.
    Block: 11606
    Lot: 1 Qualifier: T01
    Zone: Paulus Hook Redevelopment Plan
    Description: Installation of new antennas and equipment at an existing telecommunication site for a total of 12 antennas and one replacement equipment cabinet.

11. 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.

12. Case: P15-076.1 Preliminary and Final Major Site Plan Amendment with Deviations
    Applicant: LMV Warren Street Holdings, LP
    Review Planner: Matt Ward
    Attorney: Charles Harrington
    Address: 132-331 Warren Street & 130-132 Steuben Street
    Block: 13002
    Lot: 13, 17, 18, 20 & 21
    Zone: Powerhouse Arts District
    Description: To amend previously approved 18-story mixed-use building including black box theater, dedicated second floor for art-centric uses, 180 residential units, parking and ground floor commercial.
    Deviation: Minimum sidewalk width

13. 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

14. Case: P16-084 Preliminary and Final Major Site Plan
    Applicant: Pegasus Enterprises
    Review Planner: Matt Ward
    Attorney: Ronald H. Shaljian
    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
15. Case: P16-089  Preliminary and Final Major Site Plan
    Applicant: 39 New York Ave Development LLC
    Review Planner: Tanya Marione, PP AICP
    Attorney: Donald M. Pepe, Esq
    Address: 39 New York Avenue
    Block: 6001  Lot: 35
    Zone: R-3 – Multi-Family Mid-Rise District
          PPOD – Palisade Preservation Overlay District
    Description: Proposed construction of a 5-story, 154 unit building with 68 onsite parking spaces

TO BE CARRIED TO DECEMBER 20, 2016 MEETING

16. The following case has been dismissed as per Section 345-22(G) and Section 23(G) of the Land Development Ordinance, applications inactive for 6 months are subject to dismissal by the Division of City Planning: P15-075 – 29A & 31 Monitor Street – Minor Site Plan with Deviations

17. Memorialization of Resolutions

18. Executive Session, as needed, to discuss litigation, personnel or other matters

19. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD