Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for
Tuesday, December 20, 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. Renewal of Contractual Services for Board Attorney for year 2017
7. Renewal of Contractual Services for Stenographer for year 2017
8. Old Business:
   9. Case: P12-048.1 Final Major Site Plan Amendment with Deviations
      Applicant: 1 Exchange JC, LLC
      Review Planner: Matt Ward
      Attorney: Charles Harrington
      Address: 1 Exchange Place
      Block: 14502
      Lot: 1
      Zone: 1 Exchange Place Redevelopment Plan
      Description: Addition of a story and height for the purpose of adding additional roof top restaurant/bar area for hotel uses and the general public.
      Deviations: Maximum height and stories
   10. 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.
   11. Case: P03-168.1 Administrative Amendment
        Applicant: Liberty Harbor North Urban Renewal, LLC
        Review Planner: Tanya Marione
        Attorney: James McCann
        Address: 201 Marin Boulevard – Gulls Cove, Phase 1 and 2
        Block: 60.07 Lot: 1 and Block: 60.08 Lot: 1
        Zone: Liberty Harbor North Redevelopment Area
        Description: Sidewalk and R-O-W material changes
   12. New Business: THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE
   13. Review and discussion of amendments to the Water Street Redevelopment Plan to address split zoned development sites. Formal action may be taken.
   14. Review and discussion of amendments to the Liberty Harbor Redevelopment Plan to create the Science and Technology District and update the plan. Formal action may be taken.
   15. Review and discussion of a Jersey City Master Plan Reexamination Report to summarize all the studies completed on the village neighborhood regarding the R-5 Zoning. Formal action may be taken.
   16. Case: P16-104 Minor Subdivision with deviations
        Applicant: SciTech Scity, LLC
        Review Planner: Matt Ward
        Attorney: Charles Harrington
        Address: 215 Communipaw Avenue
        Block: 21504 Lot: 4
        Zone: Liberty Harbor Redevelopment Plan
        Description: To subdivide the existing one lot into two lots
        Deviations: Minimum lot size for non-residential uses
   17. 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, 174 parking spaces, 28,650 square feet of ground floor retail and 43,530 square feet of self-storage space.
   18. Case: P12-085.3 Site Plan Amendment with Deviations for Phase 1
        Applicant: Journal Square I Urban Renewal LLC
        Review Planner: Jeff Wenger
        Attorney: James McCann, Esq.
        Address: 615 Pavonia / 595 Magnolia Ave / 136 Magnolia Ave
        Block: 9501 Lot: 4-01 Qualifier: C0001, C0002, C0003
        Zone: Journal Square 2060 Redevelopment Plan
        Description: Redesign of public plaza areas and minor changes to building design.
        Deviation: Guideline for seating in public plazas, parking signage.

Continued on next page
19. Case: P16-075  Preliminary and Final Major Site Plan
Applicant: Twin Properties LLC
Review Planner: Jeff Wenger
Attorney: Richard Campisano
Address: 846-850 Bergen Ave
Block: 13402  Lot: 1, 2, 3, 30, 31
Zone: Journal Square 2060 Redevelopment Plan
Description: Expansion of two-story medical office building

20. Case: P16-106  Minor Site Plan
Applicant: Krispy Kreme c/o Liberty Steak House
Review Planner: Kate Lawrence
Attorney: Charles J. Harrington, III
Address: 95 Christopher Columbus Drive
Block: 12902  Lot: 1
Zone: Grove Street Station
Description: Proposed retail signage

21. Case: P16-107  Minor Site Plan
Applicant: 2 Shore Drive North, LLC
Review Planner: Barkha R Patel
Attorney: Lisa A. John-Basta
Address: 2 Shore Lane
Block: 7302  Lot: 11
Zone: Newport Redevelopment Area
Description: Temporary signage wrapping construction fence

22. Case: P16-107  Minor Site Plan
Applicant: 75 Park Lane, LLC
Review Planner: Barkha R Patel
Attorney: Lisa A. John-Basta
Address: 75 Park Lane
Block: 7302  Lot: 9
Zone: Newport Redevelopment Area
Description: Temporary signage wrapping construction fence

23. Case: P16-115  Minor Site Plan
Applicant: LHN Owner, LLC and LHN II, LLC
Review Planner: Tanya Marione
Attorney: James McCann
Address: 1 and 33 Park Avenue (aka 155 Marin Boulevard)
Block: 15901  Lot: 17
Zone: Liberty Harbor North Redevelopment Area
Description: Interim Use – Temporary Signage for building and construction fencing

24. 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
Description: Proposed construction of a 5-story, 154 unit building with 68 onsite parking spaces

CARRIED TO JANUARY 24, 2016 MEETING

25. Memorization of Resolutions

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

27. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD