

**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, January 8, 2019 at 5:30pm in the Council Chambers, City Hall at 280 Grove St., 2nd Floor, Jersey City, NJ.

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 ARE SUBJECT TO CHANGE

7. Case: P18-189 Minor Subdivision Extension
Applicant: Next Level Developers
Review Planner: Tanya Marione PP, AICP
Attorney: Heather Kumer, Esq.
Address: 424 – 432 Palisade Avenue
Block: 3903 Lot: 28 - 32
Zone: R-2
Description: Proposal to subdivide four lots into two lots consisting of 11,125 square feet.

8. Case: P18-127 Preliminary and Final Major Site Plan with deviations
Applicant: 345 Baldwin LLC
Review Planner: Erica Baptiste
Attorney: Thomas Leane, Esq.
Address: 345 Baldwin Avenue
Block: 8203 Lot: 11
Zone: Journal Square 2060 Redevelopment Plan – Zone 4
Description: Proposal for a 13-story mixed-use development with 116 dwelling units, 1,945 square feet for retail uses and a parking garage with 21 parking spaces.
Deviation: Ground floor maximum floor to ceiling height, parking level at-grade adjacent to sidewalk, and depth of buildings above the ground floor from a right-of-way
TESTIMONY TAKEN AT NOVEMBER 27, 2018 MEETING.

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

10. Case: P18-120 Preliminary and Final Major Site Plan with “C” Variances
Applicant: Michael & Claudia Case
Review Planner: Lindsey Sigmund
Attorney: Nicholas Cherami, Esq.
Address: 87 Bright Street
Block: 13905 Lot: 12
Zone: Van Vorst Park Historic District
Description: Conversion of an existing non-conforming two-story commercial building to a four-story residential building containing four (4) units and two (2) on-street parking spaces.
Variances: Minimum Rear Yard Setback, Maximum Building Coverage, Maximum Lot Coverage, and Parking.

11. Case: P18-187 Preliminary and Final Major Site Plan
Applicant: Kay 321 Washington Properties, LLC
Review Planner: Tanya Marione, PP, AICP
Attorney: Francis X. Regan
Address: 333 Washington Street
Block: 11611 Lot: 2
Zone: Powerhouse Arts District
Description: Conversion and renovation of the first floor to 11,383 SF of office space.
Waiver(s): Review agent comments.

12. Review and discussion of the 2019 Planning Board Meeting calendar. Formal action may be taken.
13. Discussion of annual Planning Board reorganization. Formal action may be taken.
14. Renewal of contractual services for Board Attorney for year 2019. Formal action may be taken.
15. Renewal of contractual services for Stenographer for year 2019. Formal action may be taken.

16. Case: P18-044 Preliminary and Final Major Site Plan with deviations
Applicant: Overlook, L.L.C
Review Planner: Erica Baptiste
Attorney: Charles Harrington III., Esq.
Address: 32 Oakland Avenue
Block: 8203 Lot: 1.01
Zone: Journal Square 2060 Redevelopment Plan – Zone 4
Description: Proposal to develop a 15-story mixed-use development containing 297 dwelling units, 181 automated parking spaces, 149 bicycle spaces; and retail/restaurant and office spaces.
Deviation: Minimum depth of retail space; building height; height of roof top appurtenances; mezzanine level; corner lot bonus
17. Review and discussion of the *Report Concerning the Determination of the Scatter Site Study Area 4 as an Area in Need of Redevelopment and As a Condemnation Redevelopment Area* for (3) separate tax blocks and (3) separate lots of taxable real estate within the Greenville neighborhood of Jersey City. Formal Action may be taken.
18. Case: P18-043 Minor Site Plan
Applicant: 213 Academy Street, LLC
Review Planner: Cameron Black, AICP
Attorney: Vincent Verdiramo, Jr. Esq.
Address: 213 Academy Street
Block: 12203 Lot: 39
Zone: Journal Square 2060 Redevelopment Plan – Zone 4
Description: Construct a 4-story, 8 unit residential building.
19. Case: P18-117 Site Plan Amendment for Preliminary and Final Major
Applicant: 75 Park Lane, LLC
Review Planner: Cameron Black, AICP
Attorney: Lisa A. John-Basta, Esq.
Address: 75 Park Lane South
Block: 7302 Lot: 9
Zone: Newport Redevelopment Plan
Description: Amendment to Preliminary and Final Site Plans to relocate mechanical equipment, entrances, landscaping and signage.
20. Case: P18-182 Preliminary Major Site Plan
Applicant: NOC VI Urban Renewal LLC
Review Planner: Cameron Black, AICP
Attorney: James McCann, Esq.
Address: 570 Washington Blvd.
Block: 7302.02 Lot: 3
Zone: Newport Redevelopment Area
Description: Return to renew a previously approved preliminary site plan converting a level of parking into office space.
21. Case: P18-034 Preliminary and Final Major Site Plan with deviations
Applicant: Mandalay on the Hudson
Review Planner: Matt Ward
Attorney: Nicholas Cherami
Address: 20 Second Street
Block: 11603 Lot: 25
Zone: Harsimus Cove Station
Description: Addition of ground floor, one-story lobby by 1,394.65 square feet and updates to landscaping and circulation.
Deviation: Minimum Yard per Yard Factor Standards
22. Case: P18-122 Site Plan Amendment to Final Major Site Plan
Applicant: VL South LLC
Review Planner: Matt Ward
Attorney: Donald Pepe
Address: 110 Hoboken Avenue
Block: 6001 Lot: 10, 11
Block: 6005 Lot: 2
Block: 6902 Lot: 15, 16, 16.02
Zone: Jersey Avenue Park and Palisade Preservation Overlay District
Description: Adjustments to public and private open spaces, landscaping, roadway sections and circulation. No changes to architectural.
23. Case: P18-162 Site Plan Amendment
Applicant: Ash Street LLC
Review Planner: Erica Baptiste
Attorney: Heather Kumer, Esq.
Address: 51, 55, 57 Newkirk Avenue
Block: 10801 Lot: 11, 12, and 14
Zone: Journal Square 2060 Redevelopment Plan – Zone 4
Description: Proposal to amend approved application to change façade materials, increase residential units by 3 units for a total of 45 units, and change interior layouts.

24. Case: PI8-150 Minor Site Plan
 Applicant: JPMorgan Chase Bank, N.A.
 Review Planner: Cameron Black, AICP
 Attorney: Jennifer M. Porter, Esq.
 Address: 575 Washington Blvd.
 Block: 7303 Lot: 5
 Zone: Newport Redevelopment Area
 Description: Proposed Halo Lighting of logo sign.
25. Case: P18-128 Final Major Site Plan with Deviations
 Applicant: LHN Owner Urban Renewal, LLC f/k/a LHN Owner, LLC and LHN II, LLC
 Review Planner: Mallory Clark
 Attorney: James McCann, Esq.
 Address: 33 & 1 Park View Avenue
 Block: 15907 Lot: 3
 Zone: Liberty Harbor North RDP
 Description: Final approval to Phase II of mixed-use project including a residential tower, ground floor commercial/retail, and structured parking. Phase II proposes 452 residential units, 107 structured parking spaces, and 7,412sq ft of retail.
 Deviations: Deviation from Thoroughfare Standards for tree spacing, as well as a deviation from Urban and Architectural Regulations for street light spacing. Applicant also seeks a waiver of the Jersey City Forestry Standards as Preliminary approvals granted in 2014 included street trees.
26. Case: P18-155 Preliminary and Final Major Subdivision
 Applicant: PH Urban Renewal LLC
 Review Planner: Mallory Clark
 Attorney: Charles Harrington III, Esq.
 Address: 25 Christopher Columbus Drive and 100 Montgomery St
 Block: 13102 Lot: 1.01, 1.02
 Zone: Paulus Hook RDP
 Description: Proposal to subdivide two existing lots (1.01 and 1.02) into 3 lots (1.03, 1.04 and 1.05), to create a clean partition between an existing property, a proposed residential property, and a proposed school facility to be transferred to JCBOE.
27. Case: P18-156 Site Plan Amendment and Final Major Site Plan with deviations
 Applicant: PH Urban Renewal LLC
 Review Planner: Mallory Clark
 Attorney: Charles Harrington III, Esq.
 Address: 25 Christopher Columbus Drive and 100 Montgomery St
 Block: 13102 Lot: 1.01, 1.02
 Zone: Paulus Hook RDP
 Description: Amendments to Site Plan to add two stories to the residential tower (57 stories) for mechanical / utility space, 2 stories to the parking podium for added parking - which will be wrapped by residential units along the adjacent right-of-way - and changes to the façade materials and design. The amendment also includes internal and external layout adjustments to the approved school facility along Christopher Columbus Dr , as well as layout changes to the public plaza at Christopher Columbus Dr and Warren St.
 Deviations: Parking Space Width and a bulk deviation for retail mezzanine creating an additional story above permitted massing along Montgomery St
28. Memorialization of Resolutions
29. Executive Session, as needed, to discuss litigation, personnel or other matters
30. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD