

**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, February 5, 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: P18-127 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 AND JANUARY 8, 2019 MEETING. CARRIED FROM JANUARY 22, 2019 MEETING.

8. Case: P18-166 Site Plan Amendment for Preliminary and Final Major
Applicant: Nams Developers, Inc.
Review Planner: Cameron Black, AICP
Attorney: Charles J. Harrington III, Esq.,
Address: 544-546 West Side Avenue
Block: 19302 Lot: 1.01
Zone: Neighborhood Commercial
Description: Amendment to Preliminary and Final Site Plans to rectify as-built design to reflect what was previously approved.
TESTIMONY TAKEN. CARRIED FROM JANUARY 22, 2019 MEETING WITH PRESERVATION OF NOTICE

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

10. 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
CARRIED FROM JANUARY 22, 2019 MEETING WITH PRESERVATION OF NOTICE

11. Case: P18-158 Minor Site Plan
Applicant: UWH 141 Monticello Ave LLC
Review Planner: Mallory Clark / Byron Nicholas
Attorney: Eugene O’Connell
Address: 141 Monticello Avenue
Block: 16701 Lot: 26
Zone: Jackson Hill RDP
Description: Convert existing 3 family building into a 5-unit structure with ground floor retail, seeking no deviations
CARRIED FROM JANUARY 22, 2019 MEETING WITH PRESERVATION OF NOTICE

12. Case: P18-152 Minor Subdivision with “C” Variance
Applicant: TBG Development, LLC
Review Planner: Lindsey Sigmund
Attorney: Jason R. Tuvel, Esq.
Address: 431-433 MLK Drive
Block: 19503 Lot: 42
Zone: Jackson Hill RDP
Description: To subdivide existing lot 42 into two lots in order to develop new lot 42.02 in accordance with Case No. P18-147.
Variances: C Variance for Lot Depth
CARRIED TO FEBRUARY 19, 2019 MEETING WITH PRESERVATION OF NOTICE

13. Case: P18-147 Preliminary and Final Major Site Plan
 Applicant: TBG Development, LLC
 Review Planner: Lindsey Sigmund
 Attorney: Jason R. Tuvel, Esq.
 Address: 431-433 MLK Drive
 Block: 19503 Lot: 42
 Zone: Jackson Hill RDP
 Description: Proposal for a new six-story building containing 23 dwelling units.
CARRIED TO FEBRUARY 19, 2019 MEETING WITH PRESERVATION OF NOTICE
14. Case: P18-201 Preliminary and Final Major Subdivision with Deviations
 Applicant: Jersey City Redevelopment Agency (JCRA)
 Review Planner: Lindsey Sigmund
 Attorney: Karl P. Kemm
 Address: 52 Aetna Street
 Block: 15801 Lot: 3.01, 66, 73, 74, 75, 76, 77, 78, 79, & 80
 Zone: Grand Jersey RDP
 Description: Re-subdivide Block 15801 to create development blocks as depicted in the Grand Jersey Redevelopment Plan.
 Deviations: Full development Block 14 and full roadways around Block 13 not provided.
15. Case: P19-008 Site Plan Amendment
 Applicant: 400 7th Street, LLC
 Review Planner: Lindsey Sigmund
 Attorney: Charles Harrington, III
 Address: 398-402 7th Street
 Block: 9801 Lot: 14 & 15
 Zone: Enos Jones RDP
 Description: Proposed amendment to site plan approval (P18-121) for an eight (8) story multi-family building to increase residential units from fifty-four (54) to sixty-two (62) units.
16. Case: P19-001 Minor Site Plan
 Applicant: M-C Plaza II & III LLC
 Review Planner: Matt Ward
 Attorney: Don Pepe
 Address: 200 Hudson St & 8 Columbus Dr
 Block: 11603 Lots: 15, 18, and 28
 Zone: Exchange Place North
 Description: Proposed one (1) pedestrian orient monument sign and seven (7) building address signs.
17. Case: P18-146 Minor Subdivision
 Applicant: M-C Plaza II & III LLC
 Review Planner: Matt Ward
 Attorney: Don Pepe
 Address: 210 Hudson Street
 Block: 11603 Lots: 18, 19, 22
 Description: Proposed subdivision of lot 18 to convey a portion of the lot to the owner of the North Pier (Lot 19), and another portion of the lot to the owners of the Plaza 8 and 9 property (lot 22).
18. Case: P18-103 Final Major Site Plan and Preliminary and Final Major Site Plan
 Applicant: M-C Plaza II & III LLC
 Review Planner: Matt Ward
 Attorney: Don Pepe
 Address: 10 Christopher Columbus Drive and 200-210 Hudson Street
 Block: 11603 Lot: 15, 16, 17, 18 and 27
 Zone: Exchange Place North RDP and Harsimus Cove Station RDP
 Description: Proposed exterior renovation to Harborside Plazas 1, 2 and 3; reconstruction of plazas on the south, west and north sides of the building complex; reconstruction of the North Pier Access Road AKA Harborside Place; and, construction of 37,433 SF of new floor area throughout the buildings. Adjustment or allocation of off-street parking is not proposed.
19. Case: P18-177 Preliminary & Final Major Site Plan w/ deviations
 Applicant: 35 Cottage Street, LLC
 Review Planner: Erica Baptiste
 Attorney: Charles Harrington, III., Esq.
 Address: 35 Cottage Street
 Block: 7902 Lot: 19
 Zone: Journal Square 2060 Redevelopment Plan – Zone 4
 Description: Proposal to develop a 27-story mixed-use building including a banquet hall, a synagogue, a preschool, two floors of office space and retail frontage along the new Homestead Place Extension.
 Variances: Rear yard setback, minimum required floor to ceiling height, maximum floor to top of roof top structure, minimum building setback from Homestead Place Extension right-of-way.

20. Case: P18-194 Final Major Site Plan Amendment with Deviations
Applicant: 160 First Street Urban Renewal, LLC
Review Planner: Matt Ward
Attorney: Charles Harrington, III
Address: 175 Second Street
Block: 11502 Lot: 1.03 & 9.01
Description: Proposed amendment to phase 2 to increase the rooftop bulkhead and permit EIFS on internal courtyard and bulkhead facades.
Deviation: EIFS as a façade material

21. Memorialization of Resolutions

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD