Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, April 9, 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

THE ORDER OF ITEMS ON THE AGENDA ARE SUBJECT TO CHANGE

6. Old Business:

7. Case: P19-010 Administrative Amendment
   Applicant: Vaishno Ma Summit, LLC
   Review Planner: Erica Baptiste
   Attorney: Donald M. Pepe, Esq.
   Address: 362 Summit Avenue
   Block: 12301 Lot: 2
   Zone: Journal Square 2060 Redevelopment Plan – Zone 4
   Description: Applicant was approved for Preliminary and Final Major Site Plan with deviations on September 15, 2015. The building was not constructed as approved. Deviations from approved plans include façade materials, placement of doors, window typology, balconies, metalwork, ventilation, and lot line.

   CARRIED FROM MARCH 26, 2019 MEETING.

8. New Business:


10. Review and discussion of a master plan reexamination report regarding Inclusionary Zoning. Formal action may be taken.

   CARRIED FROM MARCH 26, 2019 MEETING WITH PRESERVATION OF NOTICE.

11. Case: P18-168 Preliminary and Final Major Site Plan
    Applicant: 327 Communipaw Ave, LLC
    Review Planner: Matt Ward
    Attorney: Charles Harrington
    Address: 327 Communipaw Avenue
    Block: 20201 Lot: 85
    Zone: Morris Canal RDP
    Description: Proposed five-story, mixed-use building with 16 residential dwelling units (of which 1 unit is restricted as low income affordable) and 2,015 square feet of retail space

Continued on next page
12. Case: P18-088 Minor Subdivision and Minor Site Plan w/ “c” variances
   Applicant: Thao Tran, Hoang Van
   Review Planner: Erica Baptiste
   Attorney: Fred Ochoa, Esq.
   Address: 68 Yale Avenue
   Block: 20803 Lot: 71
   Zone: R-1 One and Two Family
   Description: Proposed subdivision of one (1) lot into (2) lots and proposal of two (2) 2-family dwellings on each lot.
   Deviation: Minimum lot size, minimum lot depth, minimum rear yard setback, minimum floor-to-ceiling height and minimum garage dimensions.

13. Case: P19-035 Administrative Amendment
   Applicant: 87 Newkirk Holdings, LLC
   Review Planner: Erica Baptiste
   Attorney: Heather Kumer, Esq.
   Address: 97 Newkirk Street (f/k/a 87 Newkirk Street)
   Block: 12202 Lot: 12
   Description: Site plan amendments for fit out of retail and office spaces, layout changes to the laundry room and amenity space, installation of additional windows on eastern façade, louver bands, balcony rails, replacement of casement windows, louvers, replacement of revolving door, and façade material changes.

   Applicant: Opis Partners
   Review Planner: Mallory Clark
   Attorney: Charles Harrington, Esq.
   Address: 323-325 Pine
   Block: 17505 Lot: 01
   Description: Site plan amendment to change materials on south façade from stucco to Hardie Plank, on north façade from stucco to vinyl siding.

15. Case: P19-013 Preliminary and Major Site Plan
   Applicant: 53 High Street, JC LLC
   Review Planner: Erica Baptiste
   Attorney: Heather Kumer, Esq.
   Address: 51-53 High Street
   Block: 18202 Lot: 9 & 10
   Zone: Journal Square 2060 Redevelopment Plan – Zone 4A Community Mixed Use
   Description: Proposal to construct a 4-story, 19 unit residential building with 24 bicycle spaces.
   CARRIED FROM TO APRIL 23, 2019 MEETING WITH PRESERVATION OF NOTICE.

16. Memorialization of Resolutions

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

18. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD