

**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, October 18th, 2016 at 5:30 p.m.** in the Council Chambers, City Hall at 280 Grove St., 2<sup>nd</sup> 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: P16-056 Preliminary and Final Major Site Plan with Deviations  
Applicant: Monticello Equities LLC  
Review Planner: Jeff Wenger  
Attorney: Steven J. Tripp  
Address: 136 Summit Ave  
Block: 15305 Lot: 6.01 and 6.02  
Zone: Summit and Fairmount Redevelopment Plan  
Description: New 9 story 99 unit residential building with 2,240 square feet of retail and 75 parking spaces.  
Deviation: Balcony protrusion, floor to ceiling height, various building setbacks  
**Testimony taken at September 6th, 2016 meeting. Carried from September 20, 2016 meeting.**
8. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
9. Review and discussion of amendments to the Ocean Bayview Redevelopment Plan to assign density and parking standards to adaptive reuse projects. Formal action may be taken.
10. Case: P16-070 Preliminary and Final Major Site Plan with Deviations  
Applicant: Sassoon Properties Inc. / Sasvic Holdings LLC  
Review Planner: Jeff Wenger  
Attorney: Eugene Paolino  
Address: 2973 Kennedy Blvd. / 96-100 Cottage Street  
Block: 9402 Lot: 15-17  
Zone: Journal Square 2060 Redevelopment Plan  
Description: New 20 story mixed use building with 79 residential units, 18,654 square feet of office, 6,770 square feet of retail  
Deviation: Rear yard setback, front setback, side setback, shape factor.  
**Carried from September 20, 2016 meeting**
11. Case: P16-016 Preliminary and Final Major Site Plan with Deviations  
Applicant: Kasturi Thangri  
Review Planner: Jeff Wenger, PP, AICP  
Attorney: Charles Harrington  
Address: 74-76 Cottage  
Block: 7902 Lot: 67, 68  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of new 8 story, residential building with 44 units and 2,252sf of retail.  
Deviation: Maximum building height.
12. Case: P16-044 Preliminary and Final Major Site Plan with Deviations  
Applicant: Govinda Sanskar Center  
Review Planner: Jeff Wenger, PP, AICP  
Attorney: Eugene O'Connell  
Address: 783 Newark Ave  
Block: 9402 Lot: 4  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of new house of worship  
Deviation: Maximum ground floor ceiling height.
13. Case: P15-073.1 Preliminary and Final Major Site Plan Amendment with Deviations  
Applicant: Rescore Montgomery LLC  
Review Planner: Jeff Wenger  
Attorney: Eugene Paolino  
Address: 711 Montgomery Street  
Block: 15004 Lot: 15&31  
Zone: McGinley Square East Redevelopment Plan  
Description: Reduction of unit count from 304 to 299, increase in retail space from 3,755 to 5,077sf, and minor changes to site plan design.  
Deviations: Maximum area of roof enclosure, minimum retail depth.  
**Carried from the October 4, 2016 meeting**
14. Case: P16-076 Minor Site Plan with Deviations – Interim Use Signage  
Applicant: Morgan Street Developers Urban Renewal Company LLC  
Review Planner: Matt Ward  
Attorney: Eugene Paolino  
Address: 65 Bay Street  
Block: 11608 Lot: 1  
Zone: Exchange Place North Redevelopment Plan  
Description: Interim use of three temporary signs on the facades of 65 Bay Street  
Deviation: Number of signs, size of signs

*Continued on next page*

15. Case: P16-048 Preliminary and Final Major Site Plan with Deviations  
 Applicant: 184 Morgan Street Associates Urban Renewal, LLC  
 Review Planner: Matt Ward  
 Attorney: Marjorie M. Mocco  
 Address: 331 Marin Boulevard  
 Block: 11507 Lot: 8-22  
 Zone: Morgan Grove Marin Redevelopment Plan  
 Description: A mixed-use high rise building with 448 dwelling units, 5,110 square feet of ground floor commercial, 6,470 square foot theater, and a valet parking garage with 116 spaces  
 Deviation: Maximum utility room frontage and required building setback  
**Carried from October 4, 2016 meeting with preservation of notice.**
16. Case: P16-066 Minor Site Plan with Variances  
 Applicant: Ankit Jain  
 Review Planner: Matt Ward  
 Attorney: Rita McKenna  
 Address: 415.5 Monmouth Street  
 Block: 9902 Lot: 17  
 Zone: Neighborhood Commercial  
 Description: New 4-story mixed-use building with 3 dwelling units and 678 square feet of ground floor commercial  
 Variance: Rear yard
17. Case: P16-083 Preliminary and Final Major Site Plan with Deviations  
 Applicant: Opis Partners  
 Review Planner: Matt Ward  
 Attorney: Chuck Harrington  
 Address: 323-325 Pine Street  
 Block: 17505 Lot: 4 & 5  
 Zone: Morris Canal Redevelopment Plan  
 Description: New 7-story residential building with 20 units of which two units are affordable, 7-story building setback and seven parking spaces  
 Deviation: "c" variance for height and stories
18. Memorialization of Resolutions
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD