

**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, September 20th, 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. Old Business:
7. Case: P16-052 Interim Use Extension
Applicant: Liberty Stone & Aggregates
Review Planner: Matt Ward, PP, AICP
Attorney: James McCann, Esq.
Address: 506 Caven Point Road
Block: 21503 Lot: 16, 17 & 18
Zone: Canal Crossing
Description: Two consecutive renewals of interim use for two, one-year periods for operation of a aggregate processing facility.
Carried from September 6, 2016 meeting.
8. Case: P15-041.1.001 Administrative Amendment
Applicant: Drew Fletcher
Review Planner: Matt Ward
Attorney: Rita McKenna
Address: 245-247 York Street
Block: 14106 Lot: 13 & 14
Zone: Van Vorst Park Historic District
Description: Alterations to the rear yard site plan and rear facade design and openings.
9. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
10. Review and discussion of proposed amendments to the Journal Square 2060 Redevelopment Plan. Formal action may be taken. Amendment will permit increased building height in Zone 10 with requirements for new public open space, buildings dedicated to the arts, a new pedestrian connection to PATH, and changes to the Zone District Map, Corner Bonus Map and bonus standards for a fund for Public Arts. Formal Action may be taken.
11. Review and discussion of proposed amendments to the Paulus Hook Redevelopment Plan. Formal action may be taken. This amendment proposes the creation of the Block 13102 Redevelopment Plan which includes zoning for a mixed use residential building, parking garage, public school, and open space while maintaining the existing residential building onsite. Formal Action may be taken.
12. Case: P16-064 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 8 Columbus Drive
Block: 11603 Lot: 18
Zone: Exchange Place Redevelopment Plan
Description: Upgrade to existing wireless communication facility to replace 3 existing antennas with 3 new antennas and new support equipment.
Carried from September 6, 2016 meeting.
13. Case: P16-065 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 71 Claremont Avenue
Block: 23301 Lot: 2
Zone: R-1 Zone District
Description: Upgrade to existing wireless communication facility to collocate 3 additional antennas and install support equipment for a total of 11 antennas.
Carried from September 6th, 2016 meeting
14. Case: P16-061
Applicant: Tovaste Cornell, LLC
Review Planner: Matt Ward
Attorney: Charles J. Harrington III, Esq.
Address: 37-39 Cornelison Avenue
Block: 17102 Lot: 15 & 16
Zone: Morris Canal
Description: Construction of a 5-story residential building with 37 dwelling units and 37 parking spaces.
15. Case: P16-031
Applicant: Rammarayana Properties, LLC
Review Planner: Matt Ward
Attorney: Charles J. Harrington III, Esq.
Address: 326-328 Johnston Avenue, et al.
Block: 17505 Lot: 10 & 11
Zone: Morris Canal
Description: Construction of a 5-story mixed use building with 20 dwelling units, roughly 2,000 square feet of ground floor commercial and off-street parking.
Deviation: Building height, Parking stall size and rear yard setback.

16. Case: P16-070 Preliminary and Final Major Site Plan with Deviations
Applicant: Sassoon Properties Inc. / Sasvic Holdings LLC
Review Planner: Jeff Wenger
Attorney: Eugen 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 stepback, front stepback, side stepback, shape factor.
17. Case: P16-069 Preliminary & Final Site Plan for 3 year Interim Use Parking Lot
Applicant: Pathside, LLC c/o Panepinto Properties
Review Planner: Jeff Wenger
Attorney: George Garcia
Block: 9501 Lot: 118
Address: 501 Summit Avenue
Zone: Journal Square 2060 Redevelopment Plan
Description: Temporary Interim use parking lot for three (3) years.
18. 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 stepbacks
Testimony taken. Carried from September 6th, 2016 meeting.
19. Case: P16-072 Preliminary and Final Major Site Plan
Applicant: 87 Newkirk Holding Company Urban Renewal, LLC
Review Planner: Jeff Wenger
Attorney: Charles Harrington, Esq.
Address: 87 Newkirk Street nka 97 Newkirk Street
Block: 12204 Lot: 12
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 14 story mixed use building with 112 residential units, ground floor and basement retail space
Carry to October 4th, 2016 meeting.
20. Memorialization of Resolutions
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD