

**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 23, 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. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
8. Review and discussion of *Report Concerning the Determination of Scatter Site Study Area 1 as an "Area in Need of Redevelopment"*. Formal action may be taken.
9. Review and discussion of a proposed expansion of the Restaurant Overlay Zone. Formal action may be taken.
10. Review and discussion of Master Plan Reexamination Report concerning R-1 Downtown and a potential new R-5 zoning district. Formal action may be taken.
11. Review and discussion of amending the LDO to include the R-5 Zone District and amending the Zoning Map to add a section of R-1 in Downtown to the R-5 Zone. Formal action may be taken.
12. Review and discussion of amendments to the TOD-W Zone of the Morris Canal Redevelopment Plan. Formal action may be taken.
13. Review and discussion of *Report Concerning the Determination of the Bergen Hill Park Study Area as an "Area in Need of Rehabilitation"*. Formal action may be taken.
14. Case: P16-012 Minor Site Plan with Deviations
Applicant: 360 9 Street LLC a/k/a 364 Ninth Street Urban Renewal, LLC
Attorney: Charles Harrington III, Esq.
Review Planner: Matt Ward, PP, AICP
Address: 255 Brunswick Street
Block: 6902 Lot: 29, C0001
Zone: Ninth & Brunswick Redevelopment Plan
Description: Permanent building signage and temporary banner signage for Phase 1
Deviation: Maximum number of signage and type of signage
15. Case: P06-124.1 Amendment to Preliminary & Final Major Site Plan/Deviations
Applicant: 25 Columbus Circle #59B, LLC
Attorney: James C. McCann
Review Planner: Maryann Bucci-Carter, PP, AICP and Naomi Hsu, PP, AICP
Address: 310 10th Street (a.k.a. The Revetment House)
Block: 8601 Lot: 2
Zone: Jersey Avenue Tenth Street Redevelopment Plan
Description: Changes to building façade
Deviation: Parking and signage
Carried from February 9th, 2016 meeting with preservation of notices.
16. Case: P16-005 Preliminary and Final Major Site Plan with Deviation
Applicant: K.A.O.C. LLC
Review Planner: Jeff Wenger
Attorney: Rita McKenna
Address: 3 Perrine Avenue
Block: 10803 Lot: 7
Zone: Journal Square 2060 Redevelopment Plan
Description: New 6 story 37 unit residential building.
Deviation: Side building stepback.
17. Case: P14-057 Preliminary and Final Major Site Plan with Deviation
Applicant: Durga Ma Sip, LLC
Attorney: Donald Pepe
Review Planner: Jeff Wenger
Address: 232 Sip Ave.
Block: 10502 Lot: 15-18
Zone: Journal Square 2060 Redevelopment Plan
Description: New 8 story 81 residential unit mixed use building with 2,720sf of retail.
Deviations: Side and rear building stepback, minimum front yard, minimum floor height, minimum ground floor height, minimum sidewalk width.
18. Case: P15-062.1 Site Plan Amendment with Deviation
Applicant: Vaishno Ma Summit, LLC
Attorney: Donald Pepe
Review Planner: Jeff Wenger
Address: 362 Summit Ave.
Block: 12301 Lot: 2
Zone: Journal Square 2060 Redevelopment Plan
Description: New 6 story 69 residential unit mixed use building with 1740sf of retail.
Deviation: Minimum floor to ceiling height.
19. Memorialization of Resolutions
20. Executive Session, as needed, to discuss litigation, personnel or other matters
21. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD