

**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, April 5, 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 Master Plan Reexamination Report concerning R-1 Downtown and a potential new R-5 zoning district. Formal action may be taken. Carried from March 22, 2016 Planning Board Meeting
9. Review and discussion of amending the LDO to include the R-5 Zone District and amending the Zoning Map to change a section of R-1 in Downtown to the R-5, Low-Rise Residential, Mixed-Use Zone. Formal Action May be taken. Carried from March 22, 2016 Planning Board Meeting
10. Review and discussion of amending the LDO concerning the Townhouse use in the R-3, Multi-Family, Mid-Rise District. Formal Action may be taken.
11. Review and Discussion on amendment to the Liberty Harbor North Redevelopment Plan to revise the building type of Block 10. Formal action may be taken.
12. Review and Discussion on amendment to Scatter Site Redevelopment Plan to revise borders and clarify bulk and density standards. Formal action may be taken.
13. Review and Discussion on amendments to the Journal Square 2060 Redevelopment Plan to clarify redevelopment status of parcels previously declared in need of redevelopment and reaffirming a previous acquisition list. Formal action may be taken.
14. Case: P14-040.1 Preliminary & Final Site Plan Amendment
Applicant: Coles Street Development Company, LLC
Review Planner: Maryann Bucci-Carter, PP, AICP
Attorney: Donald M. Pepe
Address: 286-298 Coles Street
Block: 6003, Lots: 1,2,3,4
6004, Lots 1,2
6005 Lot 13, 7
Zone: Jersey Avenue Park Redevelopment Plan
Description: Construction of 1,181 dwelling units, 89,900 sq. ft. of retail and 681 parking spaces and the creation of public open space
Deviation: Minimum Unit Size, Minimum Height less than 10'
15. Case: P16-015 Minor Site Plan
Applicant: Sprint Spectrum, L.P.
Review Planner: Matt Ward, PP, AICP
Attorney: David. H. Soloway, Esq.
Address: 225 Grand Street
Block: 15901 Lot: 4
Zone: Liberty Harbor North Redevelopment Plan
Description: Installation of 6 wireless communications antennas
16. Case: P16-021 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Frank Ferraro, Esq.
Address: 430-432 Danforth Avenue
Block: 26101 Lot: 8
Zone: HC - Highway Commercial
Description: Installation of 3 additional antennas to existing monopole.
17. Case: P15-053 Preliminary and Major Final Site Plan with Variances
Applicant: Myneni Towers LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington, III, Esq.
Address: 1542-1558 Kennedy Blvd.
Block: 29701 Lot: 1 and 53
Zone: NC - Neighborhood Commercial
Description: New 5-story mixed-use building with 68 residential units, ground floor commercial and 88 on-site parking spaces
Variance : Minimum required parking for commercial uses.
18. Case: P16-018 Preliminary and Final Major Site Plan with Deviations
Applicant: Vaishno Ma Academy, LLC
Attorney: Donald M. Pepe, Esq.
Review Planner: Jeff Wenger, PP AICP
Address: 165-173 Academy Street
Block: 12308 Lot: 12 and 13
Zone: Journal Square 2060 Redevelopment Plan
Description: New 14-story mixed use building with 128 dwelling units, ground floor retail and two floors of commercial space.
Deviations: Required rear yard above the ground floor level.

19. Case: P16-026 Preliminary and Final Major Site Plan with Deviations
Applicant: Laxmi Ma Academy URE, LLC
Attorney: Donald M. Pepe, Esq.
Review Planner: Jeff Wenger, PP AICP
Address: 147-151 Academy Street
Block: 12309 Lot: 3
Zone: Journal Square 2060 Redevelopment Plan
Description: New 8-story mixed use building with ground floor commercial and 69 dwelling units.
Deviations: Required floor to ceiling heights, required front setback and minimum sidewalk width, required commercial use depth, and required ground floor commercial uses.
20. Case: P16-008 Minor Subdivision
Applicant: Canbis, LLC
Attorney: Rita McKenna, Esq.
Review Planner: Willow Latham
Address: 135 Terrace Ave
Block: 2502 Lot: 44
Zone: R-1 –One and Two-family Housing
Description: Minor subdivision of 1 oversized lot into 2 oversized lots.
21. Case: P16-010 Minor Subdivision
Applicant: NB Cator Ave LLC
Attorney: Rita McKenna, Esq.
Review Planner: Willow Latham
Address: 396 Cator Ave
Block: 28202 Lot: 81
Zone: R-1 – One and Two-family Housing
Description: Minor subdivision of 1 oversized lot into 2 conforming lots.
22. Case: P16-009 Minor Subdivision
Applicant: 340 Terrace LLC
Attorney: Rita McKenna, Esq.
Review Planner: Willow Latham
Address: 340 Terrace Ave
Block: 602 Lot: 26
Zone: R-1 – One and Two-Family Housing
Description: Minor subdivision of 1 oversized lot into 2 conforming lots.
23. Case: P16-001 Minor Site Plan, “c” variance
Applicant: 276 St. Pauls Ave JC, LLC
Attorney: Robert P. Weinberg, Esq.
Review Planner: Willow Latham
Address: 276 St. Pauls Ave
Block: 6304 Lot: 21
Zone: R-3-Multi-family Mid-rise
Description: New 4-story, 4-unit residential building.
Variance: Minimum rear yard
24. Certification of one artist certified at the Artist Certification Board meeting of March 1, 2016
1. James E. Dower
25. Memorialization of Resolutions
26. Executive Session, as needed, to discuss litigation, personnel or other matters
27. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD