

**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, November 1, 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. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
8. Review and discussion of a new R-5 zone district and related amendments to the zoning map. Formal action may be taken.
9. Case: P16-080  
Applicant: Hudson Toyota  
Review Planner: Tanya Marione  
Attorney: Robert A. Verdibello, Esq  
Address: 599 Route 440  
Block: 16001 Lot: 6,7,8  
Zone: WPD  
Description: The addition and alteration to the existing building to create an additional 6,664 sq ft of retail auto service center and the construction of a building to house a 1,289 sq ft car wash
10. Case: P16-022  
Applicant: CMC Construction Group, LLC  
Review Planner: Tanya Marione  
Attorney: Charles Harrington  
Address: 2 and 6 Elizabeth Street  
Block: 9702 Lot: 4 and 5  
Zone: R-1, One and Two Family Housing District  
Description: Perfection of Subdivision
11. Case: P16-088 Preliminary and Final Major Site Plan with Deviations  
Applicant: Manly Warringah URF LLC c/o Dixon Advisory  
Review Planner: Matt Ward  
Attorney: Thomas P. Leane  
Address: 158 Mercer Street  
Block: 12801 Lot: 13  
Zone: Historic and Montgomery Gateway Redevelopment Plan  
Description: Restoration and rehabilitation of a former church and parsonage into a multi-family building containing 10 dwelling units.  
Deviation: Minimum off-street parking and minimum bike parking
12. Case: P16-084 Preliminary and Final Major Site Plan with Deviations  
Applicant: Pegasus Enterprises  
Review Planner: Matt Ward  
Attorney: Thomas P. Leane  
Address: 100 Colden Street  
Block: 13802 Lot: 12-19  
Zone: Bates Street Redevelopment Plan  
Description: Proposed 12-story mixed-use building with 128 dwelling units, 168 parking spaces, 28,650 square feet of ground floor retail and 66,000 square feet of self-storage space  
**CARRIED TO DATE NOVEMBER 15, 2016**
13. Case: P16-091 Preliminary Major Site Plan  
Applicant: PH Urban Renewal, LLC  
Review Planner: Matt Ward  
Attorney: Charles Harrington  
Address: 25 Christopher Columbus Drive  
Block: 13102 Lot: 1.01 & 1.02  
Zone: Block 13102 Redevelopment Plan  
Description: Development of a mixed use building with 750 residential units, 38 of which are affordable, a parking garage with 416 spaces, public plaza, 18,464 square feet of ground floor retail, and public school
14. Case: P16-053 Minor Site Plan  
Applicant: 328 Montgomery, LLC  
Review Planner: Matt Ward  
Attorney: Carmen E. Mediola, Esq.  
Address: 328 Montgomery St.  
Block: 12808 Lot: 16  
Zone: Montgomery Gateway Redevelopment Plan and Van Vorst Park Historic District  
Description: Rehabilitation of a storefront and signage

15. 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 stepback, front stepback, side stepback, shape factor.  
**Carried from October 18, 2016 meeting**
16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD