

**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 4th, 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: P16-061 Preliminary and Major Final Site Plan
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.
Testimony taken. Carried from September 20, 2016 meeting.
8. Case: P16-057 Preliminary and Final Major Subdivision
Applicant: Morris Canal Incentives Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington III, Esq.
Address: 100 Monitor Street
Block: 15802 Lot: 1, 2, 38, 39, 40 & 41
Zone: Morris Canal
Description: Consolidating lots to create 2 lots, one of which will be dedicated as a right-of-way.
9. Case: P16-058 Preliminary and Major Final Site Plan
Applicant: Morris Canal Incentives Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington III, Esq.
Address: 100 Monitor Street
Block: 15802 Lot: 1, 2, 38, 39, 40 & 41
Zone: Morris Canal
Description: A mixed-use five-story building with 308 dwelling units, 2,980 square feet of ground floor commercial, 8,000 square foot office, 85 parking spaces and improvements to a proposed right-of-way with on-street parking.
10. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
11. Review and discussion of amendments to the Grand Jersey Redevelopment Plan regarding the creation of a new Parks District and CSO mitigation plan. Formal action may be taken.
12. Review and discussion of amendments to the Jersey City Zoning map regarding the addition of a Restaurant Overlay Zone in Neighborhood Commercial and Commercial/Automotive districts along West Side Avenue. Formal action may be taken.
13. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding the Mixed Use Zones. Formal action may be taken. This amendment includes provisions for required ground floor retail, an affordable housing bonus, and parking requirements.
14. Case: P16-042.1 Preliminary & Final Site Plan Amendment with Deviations
Applicant: 2 Shore Drive
Review Planner: Barkha R Patel
Attorney: Lisa A. John-Basta
Address: 2 Shore Lane
Block: 7302 Lot: 11
Zone: Newport Redevelopment Area
Description: Changing location and number of bicycle racks, bedroom mix, length of drop-off lane, rooftop landscaping, and adding refuse containers in the receptacle area
Deviation: Outdoor bicycle racks
15. Case: P16-063 Minor Subdivision
Applicant: Myneni Homes, LLC
Review Planner: Barkha R Patel
Attorney: Eugene P. O'Connell
Address: 265-267 Danforth Avenue
Block: 28001 Lot: 15
Zone: R-1
Description: Dividing one 50 x 115.64 ft. lot into two lots each 25 x 115.64 ft.
16. Case: P16-050 Preliminary and Final Major Site Plan with Deviations
Applicant: Nicholas Babalis
Review Planner: Jeff Wenger, PP, AICP
Attorney: Rita McKenna
Address: 19 Perrine Avenue
Block: 10803 Lot: 2, 3, & 4
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story residential building with 54 units.
Deviation: Front yard setback.
CARRIED FROM OCTOBER 4, 2016 MEETING WITH PRESERVATION OF NOTICE

(Continued on next page)

17. Case: P16-071 Minor Site Plan
Applicant: RGH JC 435 LLC
Review Planner: Kate Lawrence
Attorney: Brian Hannon
Address: 435 Palisade Avenue
Block: 3902 Lot: 26
Zone: R-2
Description: 3-story mixed-use building with ground floor commercial retail and four (4) apartments above (two each on the second and third floors).
18. Case: P16-048 Preliminary and Final Major Site Plan with Deviations
Applicant: 184 Morgan Street Associates Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Marjorie M. Mocco, Esq.
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 to October 18, 2016 meeting with preservation of notice.
19. Case: P15-060 Preliminary and Final Major Site Plan with variances
Applicant: BCB Community Bank
Review Planner: Matt Ward
Attorney: Francis Regan
Address: 429-437 Bergen Avenue
Block: 19401 Lot: 18, 19.01-19.04
Zone: R-3
Description: A mixed-use 5-story building with 72 dwelling units, 2,150 square feet of ground floor commercial, and 50 off-street parking spaces.
Variances: Side yard setback, rear yard setback, and height of garage wall.
20. Case: P16-072 Preliminary and Final Major Site Plan with Deviations
Applicant: 87 Newkirk Holding Company Urban Renewal, LLC
Review Planner: Jeff Wenger
Attorney: Charles Harrington, Esq.
Address: 87 Newkirk Street aka 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
Deviations: Minimum rear, side and side yard and step-back, minimum recreation area, first floor minimum ceiling height, height of roof structure.
Carried from September 20, 2016 meeting.
21. 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.
22. Certification of three (3) Artists Approved by the Artist Certification Board meeting of September 15, 2016:
1. Debra Murray
 2. Ana Benaroya
 3. Lucy Rouetto
23. Memorialization of Resolutions
24. Executive Session, as needed, to discuss litigation, personnel or other matters
25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD