

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING
*Addendum***

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for **Tuesday, November 15, 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. ANNUAL REORGANIZATION
6. Correspondence
7. Old Business:

8. Case: P12-006.001 Administrative Amendment
Applicant: Harborside Unit A Urban Renewal, LLC
Review Planner: Maryann Bucci-Carter, PP, AICP
Attorney: Thomas Leane, Esq.
Address: 200 Greene Street
Block: 116043 Lot: 31.03
Zone: Exchange Place North
Description: Minor adjustments to amenity space, unit count, fencing railing and sidewalk

9. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**

10. Review and discussion of 2017 Planning Board Agenda

11. Case: P16-095 Preliminary & Final Major Subdivision
Applicant: Jersey City Redevelopment Agency
Review Planner: M. Bucci-Carter, PP, AICP
Attorney: Karl P. Kemm, Esq.
Address: 375-377 & 325 Skinner Memorial Drive (aka Jersey Avenue)
355 Grand Street
52 Aetna Street
Block: 14001 Lot: 1,2
15801 Lot: 3,4,5,6,71
Zone: Grand Jersey Redevelopment Plan
Description: Major Subdivision to Establish Morris Street, and Monmouth Street extensions, Park Street, Varick Street and the development blocks adjacent to and around them. The street names as indicated in the subdivision are place holders and will be named by the City Council as per the recently adopted ordinance.

12. Case: P16-053 Minor Site Plan
Applicant: 328 Montgomery, LLC
Review Planner: Matt Ward
Attorney: Carmen E. Mendiola, 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
CARRIED FROM NOVEMBER 1, 2016 MEETING

13. Review and discussion of the "Report Concerning the Determination of the Tonnele Avenue Light Industrial Study Area as an *Area in Need of Redevelopment* and more specifically as a "*Condemnation Redevelopment Area*". Formal action may be taken.

14. Case: P15-028.001 Administrative Amendment
Applicant: COA 99 Hudson, LLC
Review Planner: Kate Lawrence
Attorney: Thomas Leane
Address: 99 Hudson Street
Block: 14507 Lot: 1
Zone: Colgate Redevelopment Plan
Description: Minor material changes to façade of high-rise building.

15. Case: P16-094 Minor Site Plan
Applicant: Harborside Unit A Urban Renewal, LLC
Review Planner: M. Bucci-Carter, PP, AICP
Attorney: Thomas Leane, Esq.
Address: 200 Greene Street
Block: 11603 Lot: 31.03
Zone: Exchange Place North Redevelopment Plan
Description: Building identification signage at front entrance and temporary leasing banner sign.

16. Case: P16-077 Preliminary and Final Major Site Plan
Applicant: Rohit & Jita Shah
Review Planner: Matt Ward
Attorney: Hugh A. McGuire III
Address: 300 Central Avenue
Block: 3801 Lot: 26
Zone: Neighborhood Commercial
Description: Renovation of a mixed-use building to a four story building with 12 dwelling units and ground floor commercial

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17. 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 FROM NOVEMBER 1, 2016 MEETING
18. Case: P13-064.1 Preliminary and Final Major Site Plan Amendment with Deviations
 Applicant: Van Leer Place, LLC
 Review Planner: Matt Ward
 Attorney: Donald Pepe
 Address: 110 and 127-137 Hoboken Avenue
 Block: 6001 Lots: 10, 11
 Zone: Jersey Avenue Park; R-3; Medical; Palisades Preservation Overlay
 Description: Amendments to the unit mix, on-site parking, additional of bicycle parking, facade, proposed roads and signage
 Deviation/Variance: number and size of signage
CARRIED TO DECEMBER 6, 2016 MEETING
19. Case: P16-086 Minor Site Plan
 Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
 Review Planner: Matt Ward
 Attorney: Frank Ferraro
 Address: 397-399 Central Avenue
 Block: 2804 Lot: 27, 28, 29, 30
 Zone: Neighborhood Commercial
 Description: Installation of 12 rooftop mounted panel antennas and equipment cabinets
20. Case: P16-085 Minor Site Plan
 Applicant: T-Mobile Northeast, LLC
 Review Planner: Matt Ward
 Attorney: Frank Ferraro
 Address: 599 Grove Street
 Block: 7105 Lot: 12
 Zone: Jersey Avenue Light Rail
 Description: Installation of 12 rooftop mounted panel antennas and equipment located within the building
21. Memorialization of Resolutions
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD