

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

Please take notice the Planning Board took the following action at the Regular Meeting of January 6, 2015

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business: *The following case has been dismissed a per Section 345-22(G) and Section 23(G) of the Land Development Ordinance, applications inactive for 6 months are subject to dismissal by the Division of City Planning: P13-073 – 409-411 Fairmount Avenue – Minor Subdivision*
7. New Business: THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.
8. Review and discussion of a Master Plan Reexamination Report. **Some testimony taken. Continued to February 3, 2015 Planning Board meeting.**
9. Review and discussion of Amendments to the Jersey City Master Plan regarding the Historic Preservation Element. **Some testimony taken. Continued to February 3, 2015 Planning Board meeting**
10. Case: P14-063 Minor Subdivision
Applicant: Fields Development Group Co.
Attorney: James McCann, Esq.
Review Planner: Matt Ward, AICP
Address: 193 & 201 Van Vorst Street
Block: 14205 Lot: 14 & 17
Zone: Tidewater Basin Redevelopment Plan & Liberty Harbor North Redevelopment Plan
Description: Minor Subdivision of two lots into three lots. Existing Buildings to be demolished.
Deviation: Two principal structures on one lot.
Decision: Approved.
11. Case: P14-059 Minor Site Plan
Applicant: Public Storage
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 124-142 First Street
Block: 11503 Lot: 1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Temporary Signage
To be carried to an unspecified date.
12. Case: P14-069 Preliminary and Final Major Site Plan
Applicant: New Gold Equity Corp.
Attorney: George L. Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 111 - First Street
Block: 11610 Lot: 1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Interim Use Parking Lot
Carried to January 20th, 2015 Planning Board meeting.
13. Certification of the following Artists approved as per the December 8, 2014 meeting of the Artist Certification Board: Robert Kogge, Robert Koch and Jinkee Choi
Carried to January 20th, 2015 Planning Board meeting.
14. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-064 submitted by NY SMSA Limited Partnership D/B/A Verizon Wireless (13-15 Olean Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-065 submitted by Newport Associates Development (Scattered Sites on the West Side of Washington Blvd for Way finding and rule signage)
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with a Deviation # P 14-063 submitted by Fields Development Group, Co.(201 Van Vorst & 193 Van Vorst Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving a One (1) Year Extension of Preliminary & Final Site Plan # P07-005 submitted by Newport Associates Development Co. (Newport NE Quadrant – Site 2D- 2 Shore Lane).
 5. Resolution of the Planning Board of the City of Jersey City Approving a One(1) Year extension of Preliminary & Final Site Plan # P 13-009 submitted by Newport Associates Development Co. (75 Park Lane South)
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan With Deviations # P14-060 submitted by 87 Newkirk, LLC (87 Newkirk St.).
 7. Resolution the Planning board of the City of Jersey City Approving proposed amendments to the Morris Canal Redevelopment Plan revising density requirements in the TOD-West Zone.
 8. Resolution of the Planning Board of the City of Jersey City Approving a One(1) Year Extension of Preliminary & Final Site Plan # P10-070 submitted by Newport Associates Development Co. (700 Washington Blvd.).
 9. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "C" Variances # P14-027 submitted by SP HHF SUB A LLC (191 Broadway).

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of January 20, 2015

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Review and discussion of proposed amendment to the LDO to require a Zoning Certificate of Compliance upon change of use or ownership of real property. **Tabled**
9. Review and discussion of amendments to the Colgate Redevelopment Plan to amend the development standards of Block 14507 to increase height from a Maximum of 675 ft. to 990 ft., increase open space requirements, and change setbacks. Street design is also proposed to be altered by allowing on street parking within the redevelopment plan area. **Approved and recommended to City Council for Adoption.**
10. Review and discussion of amendments to the Land Development Ordinance definitions regarding Business Incubators and Self Storage Facilities. **Recommended to City Council for Adoption.**
11. Review and discussion of Land Development Ordinance amendments pertaining to Self Storage uses in various zones and well as other administrative corrections. **Recommended to City Council for Adoption.**
12. Review and discussion of amendments to the Liberty Harbor Redevelopment Plan to permit Self Storage facilities. **Approved and Recommended to City Council for Adoption.**
13. Review and discussion of amendments to the Montgomery Street Redevelopment Plan to permit Self Storage facilities. **Approved and Recommended to City Council for Adoption.**
14. Case: P14-037 Minor Site Plan with deviations
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell, Esq.
Review Planner: Kristin Russell
Address: 474 Ocean Ave.
Block: 25201 Lot: 71
Zone: Ocean/Bayview Redevelopment Plan
Description: two-family home
Deviations: Front yard, side yard, parking
Carried to February 24th, 2015 regular meeting.
15. Case: P14-055 Minor Site Plan with deviations
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell, Esq.
Review Planner: Kristin Russell
Address: 480 Ocean Ave.
Block: 25201 Lot: 1
Zone: Ocean/Bayview Redevelopment Plan
Description: two-family home
Deviations: Lot Area, Front yard, side yard, parking
Carried to February 24th 2015 regular meeting.
16. Case: P14-069 Preliminary and Final Major Site Plan
Applicant: New Gold Equity Corp.
Attorney: George L. Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 111 - First Street
Block: 11610 Lot: 1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Interim Use Parking Lot to contain 32 parking spaces, decorative landscaping and fencing
Decision: Approved with conditions.
17. Case: P14-068 Preliminary and Final Major Site Plan
Applicant: Eastern Concrete Materials, Inc.
Attorney: Charles J. Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: Between Jersey Avenue & Marin Blvd. along the Tidewater Basin
Block: 15801 Lot: 8.01, 31, 32.02
Zone: Liberty Harbor North Redevelopment Plan
Description: Interim Use Concrete Batching Plant
Decision: Approved with conditions.
18. Case: P14-061 Preliminary and Final Major Site Plan
Applicant: Roy Vice, Levin Management Corporation
Attorney: Bruce Samuels, Esq.
Review Planner: Matt Ward, AICP
Address: 2 Garfield Ave AKA 30 Garfield Ave
Block: 30302 Lot: 1
Zone: HC - Highway Commercial
Description: Internal fit out of existing commercial space and new signage
Decision: Approved.
19. Certified the following Artists approved at the November 18th, 2014 meeting of the Artist Certification Board: Robert Kogge, Robert Koch and Jinkee Choi
20. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Prel /Final Site Plan with "C" variance #P14-014submitted by 404 Tonnele Avenue, LLC (404 Tonnele Avenue).
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment
CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of February 3rd, 2015

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Review and discussion of a Master Plan Reexamination Report.
Tabled till March 10th, 2015 regular meeting

9. Review and discussion of Amendments to the Jersey City Master Plan regarding the Historic Preservation Element.
Tabled till March 10th, 2015 regular meeting

10. Review of an application to designate the West Bergen-East Lincoln Park Historic District a Municipal Landmark District, based on the information found in the *West Bergen-East Lincoln Park Historic District Designation Report*. (Rough boundaries of the district include Lincoln Park and West Side Avenue to the west, Harrison Avenue to the south, Bergen Avenue to the east, and Fairmount Avenue to the north, back along Kennedy Boulevard, thence to West Side Avenue via Kensington Avenue.)
Some testimony taken. Carried to March 10th, 2015 regular meeting.

11. Review and discussion of amendments to the Land Development regarding alternate members on the Zoning Board of Adjustment. **Recommended to City Council for Adoption.**

12. Case: P14-037 Minor Site Plan with deviations
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell, Esq.
Review Planner: Kristin Russell
Address: 474 Ocean Ave.
Block: 25201 Lot: 71
Zone: Ocean/Bayview Redevelopment Plan
Description: two-family home
Deviations: Front yard, side yard, parking
Decision: Approved with conditions.

13. Case: P14-055 Minor Site Plan with deviations
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell, Esq.
Review Planner: Kristin Russell
Address: 480 Ocean Ave.
Block: 25201 Lot: 1
Zone: Ocean/Bayview Redevelopment Plan
Description: two-family home
Deviations: Lot Area, Front yard, side yard, parking
Decision: Approved with conditions.

14. Case: P14-070 Preliminary and Final Major Site Plan
Applicant: GS FC Jersey City Pep, LLC
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 430 Marin Blvd. (Former Pep Boys Site)
Block: 201116 Lot: 3
Zone: Harsimus Cove Station Redevelopment Plan
Description: 421 du Residential Building with accessory parking and retail
Waiver: Request a waiver to postpone subdivision due to lease obligations
Decision: Approved with conditions.

15. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Interim Use site Plan # P14-068 submitted by Eastern Concrete Materials, Inc. (Between Jersey Avenue & Marin Blvd along the Tidewater Basin – Block 15801, Lots: 8.01, 31 & 32.01).

16. Executive Session, as needed, to discuss litigation, personnel or other matters

17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

**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 24, 2015 at 5:30 p.m.** in the **14th Floor Conference room at 30 Montgomery Street, 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. Section 31 Review pursuant to NJSA 40:55D-31 for NJCU Business School at One Harborside Plaza.
9. Case: P04-132 Administrative Amendment to Prelim & Final Site Plan with Deviations
Applicant: Noel Sanchez
Attorney: pro se
Review Planner: Kristin Russell
Address: 119-121 Monticello
Block: 1929 Lot: 34 & 36
Zone: Monticello Ave Redevelopment Plan
Description: Originally approved January 11, 2005. Changes to store arrangement, façade glazing, and floor-to-ceiling height.
10. Case: Section 31 Review
Applicant: Hudson County, Robert Yannazzo, AIA, county Chief Architect
Attorney: Hugh A. McGuire, III, Esq
Review Planner: Matt Ward
Address: 567 Pavonia Ave.
Block: 09606 Lot: 36
Zone: Journal Square 2060 - Zone 3 Commercial Center
Description: Ground floor additions and redesign of building entrance and parking area.
11. Case: P15-004 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 500 Baldwin Ave.
Block: 5802 Lot: 46
Zone: R-1 Residential
Description: Installation of Cellular Telephone Antennas.
12. Case: P14-016.1 Site Plan Amendment
Applicant: Onyx Equities, LLC
Attorney: Nevins McCann
Review Planner: Jeff Wenger
Address: 30 Montgomery Street
Block: 11605 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: New design for sidewalk landscaping and traffic calming.
13. Case: P15-006 Preliminary and Final Site Plan
Applicant: Journal Square Lofts Urban Renewal, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 2851-53 Kennedy Blvd.
Block: 10601 Lot: 49
Zone: Journal Square 2060 Redevelopment Plan
Description: Renovation of existing mostly vacant 6 story building into 40 residential units.
14. Case: P15-003 Preliminary and Final Site Plan with deviations
Applicant: 190 Academy, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 184-190 Academy Street
Block: 12301 Lot: 11-14
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story, 122 unit, residential building.
Deviations: Building height, ground floor-to-ceiling height, number of 3 bed-room units.
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of March 10, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Section 31 Review pursuant to NJSA 40:55D-31 for NJCU Business School at One Harborside Plaza.
Recommended.
9. Case: Section 31 Review
Applicant: Hudson County, Roberti Yannazzo, AIA, county Chief Architect
Attorney: Hugh A. McGuire, III, Esq
Review Planner: Matt Ward
Address: 567 Pavonia Ave.
Block: 09606 Lot: 36
Zone: Journal Square 2060 - Zone 3 Commercial Center
Description: Ground floor additions and redesign of building entrance and parking area.
Recommended.
10. Review and discussion of a Master Plan Reexamination Report. Formal action may be taken
Approved and recommended to City Council for Adoption.
11. Review and discussion of Amendments to the Jersey City Master Plan regarding the Historic Preservation Element. Formal action may be taken.
Approved and recommended to City Council for Adoption.
12. Review of an application to designate the West Bergen-East Lincoln Park Historic District a Municipal Landmark District, based on the information found in the *West Bergen-East Lincoln Park Historic District Designation Report*. (Rough boundaries of the district include Lincoln Park and West Side Avenue to the west, Harrison Avenue to the south, Bergen Avenue to the east, and Fairmount Avenue to the north, back along Kennedy Boulevard, thence to West Side Avenue via Kensington Avenue.) Formal action may be taken.
Recommended to City Council for Adoption.
13. Case: P04-132 Administrative Amendment to Prelim/Final Site Plan with Deviations
Applicant: Noel Sanchez
Attorney: pro se
Review Planner: Kristin Russell
Address: 119-121 Monticello
Block: 1929 Lot: 34 & 36
Zone: Monticello Ave Redevelopment Plan
Description: Originally approved January 11, 2005. Changes to store arrangement, façade glazing, and floor-to-ceiling height.
Decision: Approved.
14. Case: P14-016.1 Site Plan Amendment
Applicant: Onyx Equities, LLC
Attorney: Nevins McCann
Review Planner: Jeff Wenger
Address: 30 Montgomery Street
Block: 11605 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: New design for sidewalk landscaping and traffic calming.
Decision: Approved with conditions.
15. Case: P15-004 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 500 Baldwin Ave.
Block: 5802 Lot: 46
Zone: R-1 Residential
Description: Installation of Cellular Telephone Antennas.
Decision: Approved with condition.
16. Case: P15-003 Preliminary and Final Site Plan with deviations
Applicant: 190 Academy, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 184-190 Academy Street
Block: 12301 Lot: 11-14
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story, 122 unit, residential building.
Deviations: Building height, ground floor-to-ceiling height, number of 3 bedroom units
Decision: Approved

17. Case: P15-006 Preliminary and Final Site Plan with deviation
Applicant: Journal Square Lofts Urban Renewal, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 2851-53 Kennedy Blvd.
Block: 10601 Lot: 49
Zone: Journal Square 2060 Redevelopment Plan
Description: Renovation of existing mostly vacant 6 story building into 40 residential units.
Deviation: Required outdoor recreation area.
Carried to March 24, 2015 Regular Meeting
18. Review and discussion of amendments to the Land Development Ordinance to the R-3 zone. Changes will allow new construction on corner lots to include ground floor retail. **Recommended to City Council for Adoption.**
19. Review and discussion of amendments to the Land Development Ordinance and Chapter 296 of the City Code. Changes will identify a procedure for naming new streets and affirm that all street naming is solely within the jurisdiction of Municipal Council. **Recommended to City council for Adoption.**
20. Review and discussion of amendments to the Land Development Ordinance. Changes will put a limit on rooftop exception spaces. **Recommended to City Council for Adoption.**
21. Review and discussion of amendments to the Village Redevelopment Plan. Changes will allow townhouses. **Recommended to City council for adoption.**
22. Case: P15-010 Minor Site Plan
Applicant: LT Realty Co. LLC % JP Morgan Asset Mgt
Attorney: Neil Zimmerman, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 33 Hudson Street
Block: 14504 Lot: 1
Zone: Colgate Redevelopment Plan
Description: Construction of a conforming identification sign for the residential building entrance canopy and lighting around the entry door. The Board will also be shown a minor change in the paver size of the entry Porte-cochère.
Carried to March 24th, 2015 regular meeting.
23. Case: P13-084.1 Preliminary and Final Site Plan Amendment Phase 1; and Preliminary Site Plan Amendment Phase 2
Applicant: LHN Owner Urban Renewal LLC
Attorney: James C. McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 155 Luis Munoz Marin Boulevard
Block: 15901 Lot: 17, Sub Condo Units 1.2 and 1.3
Zone: Liberty Harbor North Redevelopment Plan
Description: Removal of the underground parking spaces to remove 107 spaces in phase 1 and 123 over both phases. Reduce the retail space by a small margin, 125 sq.ft. in phase 1 and 73 sq.ft. overall. Change the bedroom mix, sky lounge configuration and building material.
Deviation: The parking deviation is being reduced to 5 spaces over the maximum allowable number for phase 1 but conforming for phase 2.
Decision: Approved with conditions.
24. Case: P14-036 Minor Subdivision with Deviations
Applicant: Village Green Estates LLC
Attorney: Marjorie Mocco
Review Planner: Kristin Russell
Address: 249 Newark Ave./322 First St.
Block: 11110 Lot: 6, 7, 8, 9, 10
Zone: Village Redevelopment Plan
Description: Subdivision and consolidation of 5 lots into two new lots
Deviations: lot depth (both lots), lot area, rear yard, expansion of a non-conforming structure
Carried to March 24, 2015
25. Case: P14-048 Preliminary & Final Major Site Plan with Deviations
Applicant: Village Green Estates LLC
Attorney: Marjorie Mocco
Review Planner: Kristin Russell
Address: 239-249 Newark Ave.
Block: 11110 Lot: 6, 7, 8, 9, 10
Zone: Village Redevelopment Plan
Description: New 5-story mixed use building with 54 residential units above 4,144 sf of ground floor retail and 13 garaged parking spaces
Deviations: Rear yard, glazing, parking
Carried to March 24, 2015

- 26.. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P14-061 submitted by Levin Mgmt. Corp. (2 Garfield Ave aka 30 Garfield Ave.)..
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P15-003 submitted by 190 Academy, LLC (184-190 Academy St.).
 3. Resolution of the Planning Board Approving amendments to the LDO regarding definitions.
 4. Resolution of the Planning Board of the City of Jersey City Approving amendments to the LDO regarding various administrative revisions , addition of self-storage uses to various zones and the addition of parking to the PI Zone)
 5. Resolution of the Planning Boardof the City of Jersey City Approving amendments to the Montgomery Street Redevelopment Plan.
 - 6 .Resolution of the Planning Boardof the City of Jersey City Approving amendments to the LDO regarding the Zoning Board of Adjustment.
 7. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Liberty Harbor Redevelopment Plan.
 8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P14-070 submitted by GS FC Jersey City PEP, LLC (430 Marin Blvd.-former Pep Boys Site).

27. Executive Session, as needed, to discuss litigation, personnel or other matters

28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of March 24, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business: ***The following case has been dismissed a per Section 345-22(G) and Section 23(G) of the Land Development Ordinance, applications inactive for 6 months are subject to dismissal by the Division of City Planning:***

Section 31 Review–70 Bright St. – PS # 33
7. New Business:
8. Review and discussion of amendments to the Land Development Ordinance definitions. **Recommended to City Council for Adoption.**
9. Case: P15-010 Minor Site Plan
Applicant: LT Realty Co. LLC % JP Morgan Asset Mgt
Attorney: Neil Zimmerman, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 33 Hudson Street
Block: 14504 Lot: 1
Zone: Colgate Redevelopment Plan
Description: Construction of a conforming identification sign for the residential building entrance canopy and lighting around the entry door. The Board will also be shown a minor change in the paver size of the entry Porte-cochère.
Decision: Approved.
10. Case: P14-036 Minor Subdivision with Deviations
Applicant: Village Green Estates LLC
Attorney: Marjorie Mocco
Review Planner: Kristin Russell
Address: 249 Newark Ave. 22 First St.
Block: 11110 Lot: 6, 7, 8, 9, And 10
Zone: Village Redevelopment Plan
Description: Subdivision and consolidation of 5 lots into two new lots
Deviations: lot depth (both lots), lot area, rear yard, expansion of a non-conforming structure
Decision: Approved.
11. Case: P14-048 Preliminary & Final Major Site Plan with Deviations
Applicant: Village Green Estates LLC
Attorney: Marjorie Mocco
Review Planner: Kristin Russell
Address: 239-249 Newark Ave.
Block: 11110 Lot: 6, 7, 8, 9, And 10
Zone: Village Redevelopment Plan
Description: New 5-story mixed use building with 54 residential units above 4,144 sq ft of ground floor retail and 13 garaged parking spaces
Deviations: Rear yard, glazing, parking
Decision: Approved with condition.
12. Case: P15-006 Preliminary and Final Site Plan with deviation
Applicant: Journal Square Lofts Urban Renewal, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 2851-53 Kennedy Blvd.
Block: 10601 Lot: 49
Zone: Journal Square 2060 Redevelopment Plan
Description: Renovation of existing mostly vacant 6 story building into 40 residential units.
Deviation: Required outdoor recreation area.
Decision: Approved.
- 13... Case: P14-071 Preliminary & Final Major Site Plan with Deviations
Applicant: St. Peter's Athletic Foundation
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 201 Van Vorst St.
Block: 14205 Lot: 14
Zone: Tidewater Basin Redevelopment Plan
Description: New field house for St. Peter's Prep
Deviations: side yard, buffer, rooftop appurtenance setback
Decision: Approved with condition.
14. Case: P15-009 Preliminary & Final Major Site Plan with Deviation
Applicant: Vishnu Ma Academy, LLC
Attorney: Donald Peep
Review Planner: Jeff Wenger
Address: 165-169 Academy Street
Block: 12308 Lot: 13
Zone: Journal Square 2060 Redevelopment Plan
Description: New 12 story, 91 units residential building with ground floor retail.
Deviation: Building step backs, maximum ground floor non-residential floor height, retail depth.
Decision: Approved.

15. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Site Plan Amendment # P14-016.1 submitted by Onyx Equities, LLC (30 Montgomery Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-004 submitted by New York SMSA Ltd. Partnership D/B/A Verizon (500 Baldwin Ave.)
 3. Resolution of the Planning Board Approving amendments to the LDO regarding permitted uses in the R-3 Multi-family Mid-Rise District.
 4. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Site Plan for Phase I and Amended Preliminary Site Plan for Phase II, # P13-084.1 submitted by LHN Owner Urban Renewal LLC and LHN II, LLC (155 Marin Blvd aka 1 and 33 Park Avenue- BL:15901 L: 17 Sub-Condominium Unit 1 and Sub-Condominium Unit 1.2)
 5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Village Redevelopment Plan regarding Townhouses as permitted uses.
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of April 7th. 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Review and discussion of Garfield Avenue Study Report Declaring Area as a Non-Condemnation Redevelopment Area. **Approved and recommended to City Council for Adoption.**
9. Review and discussion of Garfield Avenue Study Redevelopment Plan. **Approved with Amendments and recommended to City Council for Adoption.**
10. Review and discussion of a Master Plan Reexamination Report regarding Formula Business restrictions. **Approved and recommended to City Council for Adoption.**
11. Review and discussion of amendments to the Jersey City Master Plan Land Use Plan Element regarding Formula Business restrictions in the downtown area. **Approved and recommended to City Council for Adoption.**
12. Review and discussion of amendments to the Land Development Ordinance adding a definition for Formula Business. **Recommended to City Council for Adoption.**
13. Review and discussion of amendments to various downtown redevelopment plans and sub districts restricting Formula Businesses. **Approved with amendments and recommended to City Council for Adoption.**
14. Review and discussion of amendments to the Morgan/Grove/Marin (MGM) Redevelopment Plan to create a Community Benefit Bonus on Block 11508 along Luis Munoz Marin Boulevard Frontage and make minor bulk adjustments. **Approved with Amendment and recommended to City Council for Adoption.**
15. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with Deviations # P14-071 submitted by St. Peter's Athletic Foundation, Inc.(201 Van Vorst Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the LDO regarding definitions and Supplementary Zoning regulations for restaurants and recommending Adoption by the City Council.
 - 3.. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P15-006 submitted by Journal Square Lofts Urban Renewal, LLC (2851-2853 Kennedy Blvd.)
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations # P14-037 submitted by Garden State Episcopal Community Development Corp. (474 Ocean Avenue).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with deviations # P14-055 submitted by Garden State Episcopal Community Development Corp. (480 Ocean Ave.)
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations #P15-009 submitted by Vaishno Ma Academy(165-169 Academy Street).
 7. Resolution of the Plannig Board of the City of Jersey City Approving Minor Site Plan and Administrative Amendment for proposed improvements # P 15-010 submitted by LT Realty Co., LLC (33 Hudson Street).
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of April 21st 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Reorganization – Matt Ward, Board Secretary and Robert Cotter Acting Secretary to the Board
7. Old Business:
8. New Business:

9. Review and discussion of amendments to the Tidewater Basin Redevelopment Plan adding Medical Offices as a permitted use in the Waterfront sub district. **Approved with floor amendments and recommended to the City Council for Adoption..**

10. Presentation updating Berry Lane Park Section 31 review. **Recommended.**

11. 525 Montgomery St., Hudson County Schools of Technology Section 31 review. **Recommended.**

12. Review and discussion of amendments to the Morris Canal Redevelopment Plan amending the TOD-W sub district. **Approved and recommended to City Council for Adoption,**

13. Review and discussion of expanding R-1A in Ward A. **Approved with floor amendments and recommended to City Council for Adoption.**

14. Case: P15-023 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 500 Garfield Ave.
Block: 26001 Lot: 42
Zone: R-1 Residential
Description: Installation of Cellular Telephone Antennas.
Decision: Approved with conditions.

15. Case: P12-037 Administrative Amendment to Major Site Plan
Applicant: New York St. LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 102 York St.
Block: 14301 Lot: 13
Zone: Paulus Hook
Description: Façade modifications. Historic Preservation Commission recently granted a Certificate of Appropriateness.
Decision: Approved.

16. Case: P15-005 Minor Subdivision
Applicant: 27 Ravine Ave. LLC
Attorney: Rita McKenna
Review Planner: Kristin Russell
Address: 27-31 Ravine Ave.
Block: 5009 Lot: 1
Zone: R-1, 1 One- and Two-Family Residential
Description: Subdivide one oversized lot into three conforming lots
Decision: Approved.

17. Case: P13-053.1 Administrative Amendment to Preliminary & Final Major Site Plan
Applicant: 360 9th St. LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 364 Ninth St.
Block: 6902 Lot: 29
Zone: Ninth & Brunswick Redevelopment Plan
Description: Originally approved on August 20, 2013 and amended several times subsequently. Current revisions include a reduction in units, rooftop changes, removal of garage entries, and changes to the lobby and first floor uses.
Decision: Approved.

18. Case: P15-014 Minor Subdivision
Applicant: 333 Grand Street, LLC
Attorney: Marjorie M. Mocco, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 333 Grand Street
Block: 14002 Lot: 1.01
Zone: Liberty Harbor North Redevelopment Plan
Description: Changing two lots into three to allow for the construction of the building at the corner of Grand Street and Jersey Avenue
Decision: Approved.

19. Case: P15-015 Preliminary & Final Major Site Plan
Applicant: 333 Grand Street, LLC
Attorney: Marjorie M. Mocco, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 333 Grand Street
Block: 14002 Lot: 1.01
Zone: Liberty Harbor North Redevelopment Plan
Description: 12 Story building to contain 233 residential units approximately 26,000sf. of commercial space. Parking is to be provided in the River Street Parking garage. The site plan will allow for the continuation of 134 surface parking spaces associated with the interim use.
Decision: Approved with conditions.
20. Case: P14-002 Preliminary and Final Major Site Plan with Deviations
Applicant: Holland Park Block 329, LLC
Attorney: Frank X. Regan, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 286 Coles Street
Block: 20103 Lot: 53
Zone: Jersey Avenue Park Redevelopment Plan
Description: 55 DU Residential Building
Deviation: sidewalk width, residential building setback
Decision: Approved with conditions.
21. Case: P15- 024 Minor Site Plan with deviations
Applicant: Continuum Design
Attorney: Rita McKenna
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 220 York Street
Block: 14102 Lot: 35.01
Zone: Majestic II Redevelopment Plan & the Van Vorst Park Historic District
Description: New infill construction of a 3-story, 4 DU Residential Townhouse
Deviation: lot coverage
To be Carried to May 5, 2015
22. Certification of the following Artist approved as per the April 7, 2015 meeting of the Artist Certification Board: Irene Christensen **Approved.**
23. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City **Denying** Interim use application # P 13-004 submitted by Mecca Realty Property II (717 Grand Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P14-048 submitted by Village Green Estates, LLC (239-249 Newark Avenue).
 - 3.. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Morgan/Grove/Marin Redevelopment Plan and recommending Adoption by the City Council.
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P13-066 submitted by Angela Mc Donald (239 Pacific Avenue).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision# P14-036 submitted by Village Green Estates, LLC (239-249 Newark Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Adoption of the Garfield Avenue Study Area as a non-condemnation Redevelopment Area and recommending Adoption by the City Council.
 7. Resolution of the Planning Board of the City of Jersey City Approving Adoption of the Garfield Avenue Redevelopment Plan and recommending adoption by the City Council.
 8. Resolution of the Planning Board of the City of Jersey City for recommendations on a presentation of a Section 31 Public Project review submitted by NJCU at One Harborside Plaza.
24. Executive Session, as needed, to discuss litigation, personnel or other matters
25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of May 5th, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Review and discussion of proposed amendments to the Powerhouse Arts District Redevelopment Plan to create a new Southern Edge Transition District. **Approved and recommended to City Council for Adoption.**

9. Case: P15- 024 Minor Site Plan with deviations
Applicant: Continuum Design
Attorney: Rita McKenna
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 220 York Street
Block: 14102 Lot: 35.01
Zone: Majestic II Redevelopment Plan & the Van Vorst Park Historic District
Description: New infill construction of a 3-story, 4 DU Residential Townhouse
Deviation: lot coverage
Decision: Approved with conditions.

10. Case: P12-064.1 Preliminary & Final Major Site Plan Amendment with deviation
Applicant: PSE&G Delivery Projects and Construction
Attorney: Robert A. Verdibello, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 427-451 Grand Street
Block: 15702 Lot: 1,6,8, Part of 4 & 5
Zone: Grand Jersey Redevelopment Plan
Description: National Grid and Energy Strong Improvements to the power station and new perimeter fencing and landscaping
Deviation: Fencing and buffering deviation are being requested at specific property lines where additional screening is not needed.
Decision: Approved with condition.

11. Case: P15-025 Minor Site Plan Interim Use
Applicant: Anthony J. Orrico, DMD
Attorney: Nick Cherami, Esq.
Review Planner: Matt Ward, AICP
Address: 198 Van Vorst St.
Block: 14204 Lot: 1
Zone: Tidewater Basin Redevelopment Plan
Description: New 1,356 sf dentist office
Decision: Approved for Interim Use.

12. Case: P15-008 Preliminary & Final Major Site Plan with Variances
Applicant: 415 Monmouth Group, LLC
Attorney: Jason R. Tuel, Esq.
Review Planner: Matt Ward, AICP
Address: 415 Monmouth Street
Block: 9902 Lot: 18
Zone: NC - Neighborhood Commercial
Description: Rehabilitation of an existing 3-story mixed use building into a 4-unit residential building with roof and rear additions.
Variance: Ceiling height on 2nd and 3rd floor is below the required minimum.
No Board Action taken. Administratively transferred to the Zoning Board of Adjustment.

- 13.. Case: P15-027 Preliminary & Final Major Site Plan
Applicant: Hudson Main Holdings, LLC
Attorney: W. Nevins McCann
Review Planner: Jeff Wenger, AICP
Address: 143 Chapel Ave.
Block: 27401 Lot: 41
Zone: Chapel Avenue Industrial Park
Description: New construction of a 47,668 square foot industrial building in two phases.
Decision: Approved with conditions.

14. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P14-069 submitted by New Gold Equity Corp. for an Interim Use parking lot for 2 yrs after completion.(111 First Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final site Plan Approval amendments to the Morris Canal Redevelopment Plan revising density requirements in the TOD-West Zone.
 - 3.. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final site Plan # P13-053.1 submitted by 360 9th St., LLC (364 9th Street)..
 4. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to final suite Plan # P12-037 submitted by New York Street, LLC (102 York Street).

15. Executive Session, as needed, to discuss litigation, personnel or other matters

16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of May 19th, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Review and discussion of amendments to the Land Development Ordinance definitions, supplementary zoning regulations and NC zone district. **Approved and recommended to City Council for Adoption.**
9. Section 31 Review pursuant to NJSA 40:55D-31 for Hudson County Community College at 257-263 Academy Street. **Recommended.**
10. Case: P15-007 Minor Site Plan
Applicant: Charlotte O'Hara
Attorney: Pro Se
Review Planner: Matt Ward
Address: 837 Jersey Ave
Block: 6006 Lot: 2
Zone: Jersey Avenue Park
Description: New window signage for a preschool.
Decision: Approved.
11. Case: P15-016 Minor Site Plan – Interim Use
Applicant: Charlotte O'Hara
Attorney: Pro Se
Review Planner: Matt Ward
Address: 837 Jersey Ave
Block: 6006 Lot: 2
Zone: Jersey Avenue Park
Description: New banner signage for a preschool.
Decision: Approved for 6 month period.
12. Case: P15-020 Preliminary & Final Major Site Plan with deviations
Applicant: Newkirk Realty LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 61-65 Newkirk Street
Block: 10801 Lot: 8, 9
Zone: Journal Square 2060 Redevelopment Plan
Description: New construction of a 5 story 29 unit residential building.
Deviations: Side yard, rear building setback, size of roof top vestibule.
Decision: Approved.
13. Case: P14.013.1 Amended Final Site Plan
Applicant: McGinley Square Development Urban Renewal Company LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 688-700 Montgomery Street
Block: 13504 Lot: 3
Zone: McGinley Square East Redevelopment Plan
Description: Reconfiguration of retail, theatre, and loading areas with changes to parking and unit counts.
Decision: Approved.
14. Case: P11-046.2 Amended Final Site Plan
Applicant: Genesis Ocean Urban Renewal Co., LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 445-457 Ocean Avenue & 78-81 Dwight Street
Block: 25804 Lot: 17-23
Zone: Turnkey Redevelopment Plan
Description: New construction of 5 story, 64 unit 100% affordable residential building with ground floor retail and 24 parking spaces
Decision: Approved.
15. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviation# P15-024 submitted by Continuum Design (220 York Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Site Plan Phase I and Preliminary Site Plan Phase 2 # P15-027 submitted by Hudson Main Holdings, LLC (143 Chapel Avenue).
 - 3.. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P 15-023 submitted by NY SMSA Limited Partnership d/b/a Verizon Wireless (500 Garfield Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P 15-015 submitted by 333 Grand St, LLC (333 Grand Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-014 submitted by 333 Grand Street, LLC (333 Grand St. – Block: 14002; Lots 1.01 and Lot 1.03)
 6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan for Interim Use # P 15-025 submitted by Anthon J. Orrico, DMD (198 Van Vorst St.)
 7. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Powerhouse Arts District Redevelopment Plan creating the Southern Edge Transition Zone.
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of June 9th, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Review and discussion of amendments to the Village Redevelopment Plan. **Approved and recommended to City Council for Adoption.**

9. Case: P15-011 Preliminary and Final Major Site Plan with Deviations for Phase 1
Preliminary Major Site Plan with Deviations for Phase 2
Applicant: 207 Van Vorst Street Realty Company LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 193-201-213 Van Vorst Street
Block: 14205 Lot: 14.02, 15, 16, 17.01, 18
Zone: Tidewater Basin Redevelopment Plan & Liberty Harbor North Redevelopment Plan
Deviations: maximum ground floor height, minimum glazing for storefronts, maximum lot coverage.
Description: 2-phase 15 story mixed use project of 408 residential units, 252 parking space, and public plaza area.
Decision: Approved.

10. Case: P15-035 Minor Subdivision
Applicant: Jersey City Municipal LLC
Attorney: Craig Bossong
Review Planner: Jeff Wenger
Address: 360-398 MLK Drive
Block: 21201 Lot: 17
Zone: MLK Drive Redevelopment Plan
Description: Subdivision of one lot into two.
Decision: Approved.

11. Case: P15-008 Preliminary & Final Major Site Plan with Variances
Applicant: 415 Monmouth Group, LLC
Attorney: Jason R. Tuvel, Esq.
Review Planner: Matt Ward, AICP
Address: 415 Monmouth Street
Block: 9902 Lot: 18
Zone: NC - Neighborhood Commercial
Description: Rehabilitation of an existing 3-story mixed use building into a ground floor commercial space with 4 residential units and 4th story and rear additions.
Variance: Ceiling height on 2nd and 3rd floor is below the required minimum.
Decision: Approved.

12. Case: P15-028 Preliminary & Final Major Site Plan & Colgate Master Plan Amendment XII
Applicant: COA 99 Hudson, LLC
Attorney: George L. Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 108 Greene Street (aka 99 Hudson Street)
Block: 27401 Lot: 41
Zone: Colgate Redevelopment Plan Area
Description: Construction of a 743 dwelling unit 76 story residential tower with 19,591 sf. of ground floor retail space, accessory parking garage, and public open space.
Decision: Approved with conditions.

13. Case: P15-037 Preliminary Major Site Plan; Phase 1B
Applicant: GS FC Jersey City PEP, LLC
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 430 Marin Blvd.
Block: 11603 Lot: 3
Zone: Harsimus Cove Station Redevelopment Plan Area
Description: Construction of Phase 2 of Redevelopment Plan Block 1 to contain a 432 dwelling unit 35 story residential tower with 13, 793 sf. of commercial ground floor commercial space, accessory parking garage, public open space and new ROW improvements surrounding block 1 of the redevelopment plan.
Decision: Approved with conditions.

14. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan for Interim Use Banners for a period of 6 months # P 15-016 submitted by Charlotte O'Hara (837 Jersey Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-007 Storefront Signage submitted by Charlotte O'Hara (837 Jersey Ave- "Viaquenti School")
 - 3.. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 12-064.1 submitted by PSE & G (427-451 Grand Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan with Design Waiver # P11-046.2 submitted by Genesis Ocean Associates, LLC. (445-449, 451-457 Ocean Ave. & 79-81 Dwight St.)
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-035 submitted by Jersey City Municipal, LLC (360-398 Ocean Avenue)
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P13-090 submitted by Mohammed Jaffer (60 Cottage Street).
 7. Resolution of the Planning Board of the City of Jersey City memorializing the Section 31 Review recommendations for the HCC S.T.E.M Building at 257-263 Academy Street.
 8. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P 15-005 submitted by 27 Ravine Avenue, LLC (27-31 Ravine Avenue)

15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment
CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of June 23rd, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Section 31 Review pursuant to NJSA 40:55D-31 for the closure of Newark Avenue for a Pedestrian Mall. **Testimony taken along with a presentation.**

9. Review and discussion of City Hall Study Report, titled " Report Concerning the Determination of the City Hall Study Area as a " Non-Condensation Area in Need of Redevelopment". **Approved and recommended to City Council for Adoption.**

10. Case: P15-018 Minor Site Plan Signage
Applicant: MCFEF Warren, LLC
Attorney: Peter M. Flannery, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 Morgan Street
Block: 11611 Lot: 1.01
Zone: Powerhouse Arts District Redevelopment Plan
Description: Signage for the Historic Warehouse residential adaptive re-use building
Deviations: Exceeding the permitted number of Signs, Exceeding the permitted Sign area and proposing illumination when none is permitted
CARRIED TO THE JULY 21, 2015 MEETING

11. Case: P15-033 Minor Subdivision
Applicant: 26 Logan Ave JC LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 26 Logan Ave
Block: 10402 Lot: 2
Zone: R-1 One and Two Family Homes
Description: Subdivision of one lot into three.
Decision: Approved.

12. Case: P15-034 Minor Subdivision
Applicant: 140-148 Logan Ave JC LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 140 Logan Ave
Block: 10202 Lot: 3
Zone: Sip Avenue Gateway Redevelopment Plan
Description: Subdivision of one lot into three.
Decision: Approved.

13. Case: P15-012 Minor Subdivision
Applicant: 180 Baldwin Avenue LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 180 Baldwin Avenue
Block: 10901 Lot: 64, 65, 66, 67
Zone: Journal Square 2060 Redevelopment Plan
Description: Reconfiguration of 4 lots into 2.
Decision: Approved.

14. Case: P15-013 Preliminary and Final Major Site Plan (Phase 1)
Preliminary Major Site Plan only (Phase 2)
Applicant: 180 Baldwin Avenue LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 180 Baldwin Avenue
Block: 10901 Lot: 64, 65, 66, 67
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of 4 building mixed use complex, two at 7 stories and two at 25 stories, totaling 980 residential units, 490 parking spaces, ground floor retail, and public plazas and promenade.
Decision: Approved.

15. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with /Deviations # P 14-002 submitted by Holland Park 329, LLC (286 Coles Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-028 submitted by COA 99 Hudson, LLC (108 Greene St. aka 99 Hudson St.)
 3. Resolution of the Planning Board of the City of Jersey City Approving Colgate Master Plan Amendment XIII, for Site 5, Block 14507, Lot 1 located within the Colgate Redevelopment Plan.
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviation for Phase 1 and Preliminary Site Plan with Deviations for Phase 2 # P15-011 submitted by 207 Van Vorst Street Realty Co., LLC (193-201-213 Van Vorst Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final site Plan with "c" variance # P15-008 submitted by 415 Monmouth Group, LLC (415 Monmouth Street).

16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of July 7, 2015

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:

7. Case: P11-033 Administrative Amendment for Final Major Site Plan
Applicant: Montgomery Senior Living Center Urban Renewal Assoc., LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 563 Montgomery St.
Block: 13601 Lot: 1
Zone: R-4
Description: Facade changes to rehabilitation of existing 10 story building for 68 affordable senior housing units previously approved February 25, 2014.
Decision: Approved with condition.

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

9. Case: P15-032 Minor Subdivision with Variances
Applicant: BelovED Community Charter School
Attorney: Jan Wouters
Review Planner: Jeff Wenger
Address: 349 Woodward Street
Block: 14402 Lot: 2
Zone: Lafayette Park Redevelopment Area
Description: Subdivision of one lot into two lots; of which, one lot will be undersized.
Variances: Minimum lot area, minimum lot width, minimum lot depth.
Decision: Approved.

10. Section 31 Review pursuant to NJSA 40:55D-31 for the BelovED Community Charter School.
Recommended.

11. Case: P15-040 Preliminary and Final Major Site Plan
Applicant: 720-726 Bergen Ave LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 720-726 Bergen Ave
Block: 15003 Lot: 2
Zone: NC - Neighborhood Commercial
Description: Construction of new 5 story, 58 residential unit building with 32 parking spaces and ground floor retail.
Decision: Approved.

12. Case: P15-042 Preliminary and Final Major Site Plan with 'C' Variances
Applicant: 725 Bergen Ave LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 725-727 Bergen Ave
Block: 16501 Lot: 19 & 20
Zone: NC - Neighborhood Commercial
Description: Construction of new 5 story, 18 residential unit building with ground floor retail.
Variances: Minimum parking, rear yard.
Decision: Approved with conditions.

13. Case: P15-030 Preliminary and Final Major Site Plan with Deviations
Applicant: 456 Grand Realty LLC
Attorney: Jennifer Mazawey
Review Planner: Jeff Wenger
Address: 460 Grand Street
Block: 13801 Lot: 6
Zone: Bates Street Redevelopment Plan
Description: Construction of new 10 story, 82 residential unit building with 112 parking spaces and ground floor retail.
Deviations: Minimum front yard and lot coverage.
Carried to July 21st, 2015 regular meeting.

14. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-033 submitted by 26 Logan Ave., JC, LLC (26 Logan Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-034 submitted by 140-148 Logan Ave, JC, LLC (146 Logan Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P 15-020 submitted by Newkirk Realty, LLC (61-65 Newkirk Street).

15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of July 21st, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - A. Case: P13-084 Administrative Amendment #2 for Phase I
Applicant: LHN Owner Urban Renewal, LLC fka LHN Owner, LLC
Attorney: James McCann, Esq.
Review Planner: Maryann Buccì-Carter, PP, AICP
Address: 155 Marin Blvd. a/k/a 33 Park Avenue
Block: 15901 Lot: 17
Zone: Liberty Harbor North Redevelopment Plan
Description: Design changes, including replacing window system with a curtain wall system and base panels with decorative aluminum.
Decision: Approved.
 - B. Case: P06-079 Administrative Amendment
Applicant: 205 Baldwin Ave., LLC
Attorney: Roland Shaljian
Review Planner: Jeff Wenger
Address: 205 Baldwin Ave
Block: 10803 Lot: 29, 30, 31, And 50
Zone: Central Business District (Journal Square 2060 Redevelopment Plan)
Description: New facade styling for previously approved project.
Decision: Approved.
7. New Business:
8. Review and discussion of the New Vacant Buildings Study Area Report declaring it an area in need of redevelopment. **Approved and recommended to City Council for Adoption.**
9. Review and discussion of amendment to Vacant Buildings Redevelopment Plan. **Approved and recommended to City Council for Adoption.**
10. Review and discussion of proposed amendment to Land Development Ordinance Definitions for the addition of Cafes. Formal action may be taken. **Carried to August 4, 2015 regular meeting**
11. Case: P15-018 Minor Site Plan Signage/Deviations
Applicant: MCFEF Warren, LLC
Attorney: Peter M. Flannery, Esq.
Review Planner: Maryann Buccì-Carter, PP, AICP
Address: 110 Morgan Street fka 335-341 Washington St
Block: 11611 Lot: 1.01
Zone: Powerhouse Arts District Redevelopment Plan
Description: Signage for the Historic Warehouse residential adaptive re-use building
Deviations: Exceeding the permitted number of Signs, Exceeding the permitted Sign area and proposing illumination when none is permitted
Carried to August 18th regular meeting.
12. Case: P15-030 Preliminary and Final Major Site Plan with Deviations
Applicant: 456 Grand Realty LLC
Attorney: Jennifer Mazawey
Review Planner: Jeff Wenger
Address: 460 Grand Street
Block: 13801 Lot: 6
Zone: Bates Street Redevelopment Plan
Description: Construction of new 10 story, 82 residential unit building with 112 parking spaces and ground floor retail.
Deviations: Minimum front yard and lot coverage.
Carried from July 7th, 2015 regular meeting with preservation of notices.
Decision: Approved.
13. Case: P15-021 Minor Subdivision with Variances
Applicant: Jayesh and Alpa Raval
Attorney: Ronald H. Shaljian
Review Planner: Naomi Hsu, PP, AICP
Address: 588 Liberty Avenue
Block: 603 Lot: 15
Zone: R-1 One and Two Family Residential
Description: Subdividing existing lot into two undersized lots
Variances: Lot width and lot area
Decision: Denied.
14. Case: P15-022 Minor Site Plan with Variances
Applicant: Jayesh and Alpa Raval
Attorney: Ronald H. Shaljian
Review Planner: Naomi Hsu, PP, AICP
Address: 586-588 Liberty Avenue
Block: 603 Lot: 15
Zone: R-1 One and Two Family Residential
Description: New construction of two two-family homes
Variances: Does not meet minimum requirements for lot area, lot width, side yard width, landscaping coverage, and garage width
Application deemed invalid based on denial of Subdivision.

15. Case: P15-041 Minor Site Plan with Variances
Applicant: Drew Fletcher
Attorney: Rita McKenna, Esq.
Review Planner: Matt Ward
Address: 245-247 York Street
Block: 14106 Lot: 13 & 14
Zone: Van Vorst Park Historic
Description: Gut renovation and restoration of an existing townhouse and residential addition over existing one-story garage.
Variance: Expansion of a non-conforming structure.
Carried to August 18, 2015 regular meeting with preservation of notices.
16. Case: P15-002 Preliminary & Final Site Plan
Applicant: Robert Paulinovidal
Attorney: Charles Harrington, III, Esq.
Review Planner: Matt Ward
Address: 451 Communipaw Avenue
Block: 18901 Lot: 21
Zone: Morris Canal Redevelopment Plan - Industrial A/Adaptive Overlay F
Description: Adaptive Reuse of the ground floor of an existing warehouse/industrial building for use as a restaurant with a bar as an accessory use
Decision: Approved with conditions.
17. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final Major Site Plan # P11-033 submitted by Montgomery Senior Living Center Urban Renewal Associates, LP (547 Montgomery Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P15-037 submitted by GS FC Jersey City Pep 2, LLC (430 Marin Blvd.).
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of August 4th, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Review and discussion of proposed amendment to Land Development Ordinance Definitions for the addition of Cafes. **Approved**

9. Case: P15-056 Minor Subdivision
Applicant: Newport Associates Development Company
Attorney: James McCann, Esq.
Review Planner: Maryann Buccic-Carter, PP, AICP
Address: Block: 7302 Lots: 4, 6, & 22
Zone: Newport Redevelopment Area
Description: Minor subdivision to separate the buildable area from the waterfront walkway conservation easement lot and the access driveway.
Decision: Approved.

10. Case: P07-017.1 Preliminary Major Site Plan Amendment & Major Final Site Plan
Applicant: Newport Associates Development Company
Attorney: James McCann, Esq.
Review Planner: Maryann Buccic-Carter, PP, AICP
Address: Block: 7302 (fka 20) Lots: 4, 6, & 22 (fka 3.16, 3.18, & 3.19)
Zone: Newport Redevelopment Area
Description: 376 Dwelling Unit mixed Use Building to contain an accessory parking garage and Pool Club/Spa
Decision: Approved with conditions.

11. Case: P15-045 Preliminary & Final Major Site Plan
Applicant: 1 Edward Hart Rd., LLC
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Buccic-Carter, PP, AICP
Address: Block: 24304 Lot: 6
Zone: Liberty Harbor Redevelopment Area
Description: Rehabilitation of an existing light industrial building for a restaurant/bar with bowling alley and micro-brewery
Deviation: Minimum Lot Size
Carried to August 18th, 2015 with preservation of notices.

12. Case: P14-012.1 Site Plan Amendment
Applicant: Community Asset Preservation Corporation
Attorney: Nicholas J. Cherami, Esq.
Review Planner: Matt Ward, AICP
Address: 326 Pacific Avenue
Block: 20005 Lot: 25 & 4
Zone: Morris Canal Redevelopment Plan - MU-A and Adaptive Overlay E
Description: Adaptive reuse of church structure into residential apartments. This amendment proposes changes to the rear entrance, bike parking location, floor plans, side windows, parking area, and ADA features.
Decision: Approved.

13. Case: P15-043 Minor Site Plan - Interim Use
Applicant: Brian Minus
Attorney: Pro Se
Review Planner: Matt Ward, AICP
Address: 520 Ocean Avenue
Block: 24101 Lot: 77
Zone: Ocean / Bayview RDP
Description: Banner proposed for neighboring small business as an interim use for one year.
Decision: Approved.

14. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Preliminary and Final Major Site Plan # P 06-079 submitted by 205 Baldwin Ave. LLC (205-211 Baldwin Ave and 28 Perrine Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Abandonment of Minor Subdivision Approval with "c" variances # P 06-005 submitted by Jersey City TSC Associates, LLC Muhammed Bashir (15-19 Westervelt Place – Block 17204, Lots: 13 & 14)
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-002 submitted by Robert Paulinovidal (451 Communipaw Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances # P 15-032 submitted by BeLoved Community Charter School., Inc (349 Woodward Street)
 5. Resolution of the Planning Board of the City of Jersey City memorializing its review and positive recommendation of the Middle School to be constructed by the BeLoved community Charter School, Inc. at 349 Woodward Street.

15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of August 18th, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - A. Case: P12-040.1 Preliminary and Final Major Site Plan Administrative Amendment
Applicant: 70-90 Columbus Holdings co, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Buccì-Carter, PP, AICP
Address: 70-90 C. Columbus Drive
Block: 13003 Lots: 1, C3.70, C3.80, C3.90 and 2
Zone: Exchange Place North Redevelopment Area
Description: Elevation, sidewalk, and First floor building changes as a result of the new Base Flood elevation level and minor building design adjustments.
Decision: Approved with conditions.
 - B. Case: P14-053 Preliminary and Final Major Site Plan Administrative Amendment
Applicant: KRE 500 Manila Associates LLC
Attorney: Edward Boccher
Review Planner: Jeff Wenger
Address: 500 Manila Ave / 409 Marin Blvd.
Block: 10102 Lot: 1
Zone: Block 10102 Redevelopment Plan
Description: Alterations to site plan, landscaping and lighting.
Decision: Approved.
 - C. Case: P14-052 Minor Subdivision Approval Extension
Applicant: KRE 500 Manila Associates LLC
Attorney: Edward Boccher
Review Planner: Jeff Wenger
Address: 500 Manila Ave / 409 Marin Blvd.
Block: 10102 Lot: 1
Zone: Block 10102 Redevelopment Plan
Description: Extension of approval granted October 21, 2014
Decision: Approved.
7. New Business:
8. Case: P15-041 Minor Site Plan with Variances
Applicant: Drew Fletcher
Attorney: Rita McKenna, Esq.
Review Planner: Matt Ward
Address: 245-247 York Street
Block: 14106 Lot: 13 & 14
Zone: Van Vorst Park Historic
Description: Gut renovation and restoration of an existing townhouse and residential addition over existing one-story garage.
Variance: Expansion of a non-conforming structure.
Decision: Approved with conditions.
9. Case: P15-044 Minor Subdivision with "c" Variances
Applicant: Jeni L. Branum
Attorney: Eugene O'Connell
Review Planner: Matt Ward, AICP
Address: 409-411 Fairmount Avenue
Block: 16301 Lot: 24
Zone: R-1 One and Two Family Residential
Description: Subdivision of one lot into two lots
Variances: Front yard setback, minimum side yard, minimum rear yard, maximum lot coverage
Decision: Approved with conditions.
10. Case: P15-038 Minor Subdivision with Variances
Applicant: Daxa P. Pramod
Attorney: Robert P Weinberg
Review Planner: Matt Ward, AICP
Address: 498-500 Liberty Avenue
Block: 1203 Lot: 9
Zone: R-1 One and Two Family Residential
Description: Subdivision of one lot into two lots
Variances: Lot width
Carried to September 1, 2015 regular meeting with preservation of notices.
11. Case: P09-005.1 Amended Preliminary and Final Major Site Plan
Applicant: 837 Jersey Avenue LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 837 Jersey Avenue
Block: 6006 Lot: 2
Zone: Jersey Avenue Park Redevelopment Plan
Description: Alterations to site plan, minor facade changes.
Carried to September 1, 2015 regular meeting.

12. Case: P15-018 Minor Site Plan Signage/Deviations
Applicant: MCFEF Warren, LLC
Attorney: Peter M. Flannery, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 Morgan Street fka 335-341 Washington St
Block: 11611 Lot: 1.01
Zone: Powerhouse Arts District Redevelopment Plan
Description: Signage for the Historic Warehouse residential adaptive re-use building
Deviations: Exceeding the permitted number of Signs, Exceeding the permitted Sign area and proposing illumination when none is permitted
Decision: Approved with conditions of HPC
3. Case: P15-063 Minor Site Plan - Interim Banner Signage
Applicant: PKG Associates, LLC c/o The Applied MGM
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 66 C. Columbus Drive
Block: 13003 Lots: 1, C0002
Zone: Exchange Place North Redevelopment Plan
Description: 6 month Banner
Decision: Approved with conditions for a period of one(1) year.
14. Case: P15-045 Preliminary & Final Major Site Plan
Applicant: 1 Edward Hart Rd., LLC
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: Block: 24304 Lot: 6
Zone: Liberty Harbor Redevelopment Plan
Description: Rehabilitation of an existing light industrial building for a restaurant/bar with bowling alley and micro-brewery.
Decision: Approved with conditions.
15. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final Major Site Plan # P13-084 Phase I submitted by LHN Owner Urban Renewal, LLC FKA LHN Owner, LLC (155 Marin Blvd, aka 33 Park Ave; Morris Blvd; Marin Blvd and 130 Marin Blvd. – Block 15901, Lot 17, Sub-Condominium Unit 1.1).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P 15-056 submitted by Newport Associates Development Co.(Block # 7302 Lot # 4,6 and 22 into lots: 4.01, 6.01, 6.02 and 22.01)
 3. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan # P07-017.1 submitted by Newport Associates Development Co. (15-25 14th Street Block: 7302; Lots; 5, 6.01, 6.02 and 22.01)
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan Approval for Interim Use Banner for one(1) year # P15-048 submitted by Brian Minus (520 Ocean Avenue).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-040 with “c” variances submitted by 720-726 Bergen Ave, LLC (720-726 Bergen Avenue)
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P15-030 submitted by 456 Grand Realty, LLC (460 Grand Street)
 7. Resolution of the Planning Board of the City of Jersey City Approving the New Vacant Buildings Study Area Report, declaring the Area “In Need of Redevelopment” and recommending Adoption by the City Council.
 8. Resolution of the Planning Board of the City of Jersey City Approving an Amendment to the Vacant Buildings Redevelopment Plan in accordance with the Approval of the new Vacant Buildings Study Area Report and recommending Adoption by the City Council.
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of September 1, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Review and discussion of the proposed amendment to the Land Development Ordinance 345-60, Supplementary Zoning for the addition of an Art Gallery use
Recommended to City Council for Adoption.

9. Case: P11-027 Preliminary/Final Interim Use Extension
Applicant: Liberty Stone & Aggregates, LLC
Attorney: James C. McCann, Esq.
Review Planner: Maryann Bucci-Carter
Address: 506 Caven Point Avenue
Block: 21503 Lot: 16, 17 & 18
Zone: Canal Crossing Redevelopment Plan
Description: Second one-year renewal of Preliminary & Final Interim Use for existing rock-crushing facility.
Decision: Approved for one(1) year with conditions.

10. Case: P15-038 Minor Subdivision with Variances
Applicant: Daxa P. Pramod
Attorney: Robert P Weinberg
Review Planner: Matt Ward, AICP
Address: 498-500 Liberty Avenue
Block: 1203 Lot: 9
Zone: R-1 One and Two Family Residential
Description: Subdivision of one lot into two lots
Variances: Lot width
Decision: Approved.

11. Case: P09-005.1 Amended Preliminary and Final Major Site Plan
Applicant: 837 Jersey Avenue LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 837 Jersey Avenue
Block: 6006 Lot: 2
Zone: Jersey Avenue Park Redevelopment Plan
Description: Alterations to site plan, minor facade changes.
Carried to unspecified date.

12. Case: P08-114.1 Final Major Site Plan for Phase 2 with deviation
Applicant: 126-142 Morgan Street Urban Renewal, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 10 Provost Street
Block: 11505 Lots: 1
Zone: Powerhouse Arts District Redevelopment Plan
Description: New 28 story residential building with 242 units, 209 parking spaces, with retail and a public plaza.
Deviation: Rooftop mechanical screening material.
Decision: Approved with conditions.

13. Case: P15-055 Preliminary and Final Major Site Plan with Deviations
Applicant: Muslim Federation of New Jersey
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 580 Montgomery Street
Block: 12405 Lots: 1
Zone: Montgomery Street Redevelopment Plan
Description: New 3 story retail office building with 62 parking spaces.
Deviations: Minimum sidewalk width and lot coverage.
Decision: Approved.

14.. Case: P15-054 Preliminary and Final Major Site Plan with Deviations
Applicant: Muslim Federation of New Jersey
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 530 Montgomery Street
Block: 12405 Lots: 2
Zone: Montgomery Street Redevelopment Plan
Description: New house of worship with shared parking in adjacent retail.
Deviations: Minimum sidewalk width
Decision: Approved.

15. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.

1. Resolution of the Planning Board of the City of Jersey City Approving Amendments to Preliminary & Final Major Site Plan # P14-012.1 submitted by Community Asset Preservation (326 Pacific Ave).
2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final Site Plan # P12-040.1 submitted by 70-90 Columbus Holding Co., LLC (70-90 C. Columbus Drive).
3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final site Plan with Deviation # P15-045 submitted by 1 Edward Hart Road, LLC (1 Edward Hart Road).
4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-063 for Interim Use Banners submitted by PKG Associates, LLC (66 Christopher Columbus Drive.).
5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan With "C" Variance # P 15-041 submitted by Drew Fletcher (245-247 York Street).
6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "C" Variances # P 15-042 submitted by 725 Bergen Ave. LLC (725-727 Bergen Avenue).
7. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-012 submitted by 180 Baldwin Ave., LLC (180 Baldwin Ave).

16. Executive Session, as needed, to discuss litigation, personnel or other matters

17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of September 15, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Case: P14-016.1 Administrative Amendment
Applicant: Onyx Equities, LLC
Attorney: Nevins McCann
Review Planner: Jeff Wenger, PP, AICP
Address: 30 Montgomery Street
Block: 11605 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: Revised condition of approval for provision of bike lanes.
Decision: Approved.

9. Case: P15-026 Minor Site Plan with Variances
Applicant: Gabe Felici
Attorney: Thomas Leane
Review Planner: Matt Ward, AICP
Address: 317 Halladay Street
Block: 17404 Lot: 5
Zone: Morris Canal Redevelopment Plan - Residential
Description: Renovation of an existing 1-family dwelling
Variances: Rear Yard Setback
Decision: Approved with conditions.

10. Case: P15-068 Preliminary and Final Major Subdivision
Applicant: New Jersey City University
Attorney: Jennifer Mazawey
Review Planner: Jeff Wenger, PP, AICP
Address: NJCU West Campus / Route 440 & West Side Ave
Block: 21902 Lot: 2, 3, 4, 5, 7, 8, 9, 10, 12, 13, 14
Zone: NCJU West Campus Redevelopment Plan
Description: Reconfiguration of multiple lots to support creation of new university campus.
Decision: Approved with conditions.

11. Case: P15-062 Preliminary and Final Major Site Plan with Deviations
Applicant: Vaishno Ma Summit, LLC
Attorney: Donald Pepe
Review Planner: Jeff Wenger, PP, AICP
Address: 362 Summit Avenue
Block: 12301 Lot: 2
Zone: Journal Square 2060 Redevelopment Plan
Description: New 6 story, 69 unit residential building with 18 parking spaces and 1,740sf of retail space.
Deviations: Building height, rear building setback, side building setback, parking level setback, maximum rooftop enclosure.
Decision: Approved with conditions.

12. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variance # P15-038 submitted by Daxa P. Pramod (498-500 Liberty Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "C" variances # P15-044 submitted by Jeni Branum (409-411 Fairmount Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan Administrative Amendment # P 14-016.1 submitted by Onyx Equities, LLC(30 Montgomery St.).
 4. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan with Deviation # P08-114.1 submitted by 126-142 Morgan St. Urban Renewal, LLC (10 Provost St.)

13. Executive Session, as needed, to discuss litigation, personnel or other matters
14. Adjournment

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

Please take notice the Planning Board took the following action at the Regular Meeting of October 6, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. ANNUAL REORGANIZATION- Christopher Langston, Chairman; Dr. Orlando Gonzalez, Vice Chairman; Matthew Ward, Board Secretary
6. Correspondence:
7. Old Business:
8. New Business:

9. Review and discussion of the Scatter Site Redevelopment Plan to amend, rename and supersede the Vacant Buildings Redevelopment Plan. **Approved with conditions and recommended to City Council for Adoption.**

10. Review and discussion of amendments to Chapter 345-33 Fees, 345-76 Enforcement, Chapter 160 Fees and Charges and Chapter 345-42 R-3 to be presented to the Planning Board. **Recommended to City Council for Adoption.**

11. Review and discussion of amendments to Chapter 345-6 Definitions and Chapter 345-60 Supplementary Zoning regarding Short-Term Rental to be presented to the Planning Board. **Recommended with conditions to City Council for Adoption**

12. Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan to permit self storage use. **Approved and recommended to City Council for Adoption.**

13. Review and discussion of amendments to the Henderson Street South Renewal Area Redevelopment Plan to modify plan duration. **Approved and recommended to City Council for Adoption.**

14. Case: P15-057 Minor Site Plan Interim Banner
Applicant: 110 First Street Urban Renewal Associates, LLC
Attorney: David McPherson, Esq.
Review Planner: Maryann Bucci-Cater, PP, AICP
Address: 110 First Street
Block: 11603 Lot: 42
Zone: Powerhouse Arts Redevelopment Plan
Description: Interim Banner
Decision: Denied.

15. Case: P15-001 Preliminary & Final Site Plan for First Street Park Redesign
Applicant: 110 First Street Urban Renewal Associates, LLC
Attorney: David McPherson, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 108 First Street
Block: 11603 Lot: 41
Zone: Powerhouse Arts Redevelopment Plan
Description: Re-design and re-building of the park and sidewalk.
Some testimony taken. Carried to October 20th, 2015 regular meeting.

16. Case: P15-020.0.1 Administrative Amendment
Applicant: Newkirk Realty LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger, PP, AICP
Address: 61-65 Newkirk Street
Block: 10801 Lot: 8, 9
Zone: Journal Square 2060 Redevelopment Plan
Description: Reconfiguration of basement and ground floor demising walls.
Decision: Approved.

17. Case: P15-058 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Review Planner: Matt Ward, PP, AICP
Address: 205 Tenth Street
Block: 8803 Lot: 2
Zone: R-2
Description: Installation of 4 wall mounted cell antennas and support equipment.
Carried to unspecified date.

18. Case: P15-074 Minor Subdivision
Applicant: Murali Adusumilli
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Willow Latham
Address: 83 Corbin Avenue
Block: 10501 Lot: 12
Zone: R-1
Description: Subdivision of a 5,000 sq ft lot into 2 conforming 2,500 sq ft lots; no variances.
Decision: Approved with conditions.

19. Case: P15-031 Preliminary and Final Major Site Plan with c Variance
Applicant: Third Street JC LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Jeff Wenger, PP, AICP
Address: 351 Third Street
Block: 11004 Lot: 4
Zone: NC Neighborhood Commercial
Description: New 4 story, 12 residential unit building with ground floor retail.
Variance: Minimum rear yard.
Decision: Approved with conditions.
20. Case: P15-061 Minor Site Plan with Deviation
Applicant: Nancy Joshi
Attorney: Rita McKenna
Review Planner: Jeff Wenger, PP, AICP
Address: 134 Cottage Street
Block: 9401 Lot: 24
Zone: Journal Square 2060 Redevelopment Plan
Description: New 3 story, 8 residential unit building.
Variance: Minimum side yard.
Decision: Approved.
21. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Amendments to Section 345-10 of the Environmental Commission to become the Green Team as required by the Sustainable NJ Program.
 2. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Journal Square 2060 Redevelopment Plan regarding the One Journal Square project and recommending Adoption by the City Council.
 3. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the LDO regarding updates to the General Development Application and recommending Adoption by the City Council.
 4. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the LDO and Chapter 296 of the JC Code regarding Street naming procedures and recommending Adoption by the City Council
 5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the LDO to the R-3 Zone to allow ground floor retail on corner lots and recommending Adoption by the City Council.
 6. Resolution of the Planning Board of the City of Jersey city Approving Amendments to the LDO limiting rooftop exception spaces and recommending Adoption by the City Council.
 7. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Ocean/Bayview Redevelopment Plan to add Service Stations as a permitted use and Recommending Adoption by the City Council.
 8. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Sip Avenue Gateway Redevelopment Plan to adjust the commercial Sub-District Boundary to allow banquet halls and recommending Adoption by the City Council.
 9. Resolution of the Planning Board of the City of Jersey City recommending an Amendment to the Powerhouse Arts District Redevelopment Plan to permit self-storage use and recommending Adoption by the City Council.
 10. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P15-055 submitted by the Muslim Federation of NJ, Inc. (580 Montgomery Street).
 11. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviation # P15-026 submitted by Manly Warringah, URF, LLC (317 Halladay Street).
 12. Resolution of the Planning Board of the City of Jersey city Approving a One Year (1 Yr.) Extension of Interim Use Approval # P11-027 submitted by Liberty Stone and Aggregates, LLC (506 Caven Point Avenue).
 13. Resolution of the Planning Board of the city of Jersey City Approving Preliminary & Final Site Plan # P 15-054 submitted by the Muslim Federation of NJ, Inc. (530 Montgomery Street)
 14. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 15-062 submitted by Vaishno Ma Summit, LLC (362 Summit Avenue).
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

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

Please take notice the Planning Board took the following action at the Regular Meeting of October 20, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Section 31 Review pursuant to NJSA 40:55D-31 for NJCU West Campus development.
Recommended.

9. Review and discussion of amendments to the Morris Canal Redevelopment Plan to Map B: Zoning.
Approved and recommended to City Council for Adoption.

10. Case: P15-001 Preliminary & Final Site Plan for First Street Park Redesign
Applicant: 110 First Street Urban Renewal Associates, LLC
Attorney: David McPherson, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 108 First Street
Block: 11603 Lot: 41
Zone: Powerhouse Arts Redevelopment Plan
Description: Re-design and re-building of the park and sidewalk.
Decision: Approved with conditions.

11. Case: P15-071 Preliminary and Final Major Site Plan
Applicant: Newport Centre, LLC
Attorney: James McCann
Review Planner: Naomi Hsu, AICP, PP and Maryann Bucci-Carter, PP, AICP
Address: 40 Mall Drive East
Block: 7303 Lot: 7, 8, 10, and 14
Zone: Newport
Description: Modifications to façade of Newport Centre Mall, signage, and existing sidewalk and roadway on Mall Drive East
Decision: Approved.

12. Case: P15-058 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Review Planner: Matt Ward, PP, AICP
Address: 205 Tenth Street
Block: 8803 Lot: 2
Zone: R-2
Description: Installation of 4 wall mounted cell antenna sectors and support equipment.
Decision: Approved with condition.

13. Case: P15-073 Preliminary and Final Major Site Plan with deviations
Applicant: Rescore Montgomery, LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Matt Ward, PP, AICP
Address: 711 Montgomery Street
Block: 15004 Lots: 15 and 31
Zone: McGinley Square East Redevelopment Plan
Description: Proposal of a 16-story mixed use building with 309 dwelling units, 62 of which are affordable, 124 parking spaces, 3,577 square feet of ground floor retail and a publicly accessible plaza.
Deviations: Required retail depth of at least 30 feet.
Decision: Approved with conditions.

14. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Danforth Avenue Transit Village Redevelopment Plan to replace it with a new Danforth Avenue Industrial Park Redevelopment Plan.
 2. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Jersey City Master Plan Land Use Element regarding Formula Business Restrictions in the Downtown Area.
 3. Resolution of the Planning Board of the City of Jersey City Approving the Master Plan Re-Examination Report regarding Formula Business Restrictions.
 4. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the LDO adding a definition for Formula Business.
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-074 submitted by Murali Adusumilli (83 Corbin Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major subdivision # P15-068 submitted by NJCU (South of Carbon Place between Rte # 440 & West Side Ave. – Entire Block # 21902).
 7. Resolution of the Planning Board of the City of Jersey City Approving the City Hall Study Report titled “Report concerning the Determination of City Hall Study Area as a “Non-Condemnation Area in Need of Redevelopment”.

15. Executive Session, as needed, to discuss litigation, personnel or other matters

16. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of November 10th, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Review and discussion of 2016 Planning Board Agenda - **.Approved.**

9. Case: P15-085 Minor Site Plan - Interim Banner
Applicant: Marbella Tower UR South, LLC
Attorney: Stephanie Wiegand, Esq.
Review Planner: Maryann Buccic-Carter, PP, AICP
Address: 401 Washington Boulevard
Block: 11603 Lot: 45.01
Zone: Harsimus Cove Station Redevelopment Plan
Description: One Temporary Banner
Decision: Approved with condition.

10. Case: P09-005.1 Amended Preliminary and Final Major Site Plan with Deviations
Applicant: 837 Jersey Avenue LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 837 Jersey Avenue
Block: 6006 Lot: 2
Zone: Jersey Avenue Park Redevelopment Plan
Description: Alterations to site plan, minor facade changes.
Deviations: Signage.
Carried to December 1, 2015 regular meeting.

11. Case: P15-064 Preliminary and Final Major Site Plan with Deviations
Applicant: One Journal Square Tower North Urban Renewal Company LLC
One Journal Square Tower South Urban Renewal Company LLC
One Journal Square Partners Urban Renewal Company LLC
One Journal Square Condominium Association Inc.
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 10 Journal Square
Block: 9501 Lot: 23
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of a 56 story mixed use tower with 744 residential units, 121,640sf of retail space, 117,840sf of office space, 388 parking spaces, and improvements to the Journal Square Plaza.
Deviation: Maximum tower length, parking space size, parking entrance location, minimum retail depth.
Decision: Approved with conditions.

12. Review and discussion of Ocean Avenue South Study Report Declaring Area as an Area in Need of Rehabilitation. **Approved and recommended to City Council for Adoption.**

13. Review and discussion of Ocean Avenue South Redevelopment Plan. **Approved with amendments and recommended to City Council for Adoption.**

14. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding TOD-N zone district. **Approved and recommended to City Council for Adoption.**

15. Review and discussion of amendments to the Bates Street Redevelopment Plan to add uses; alter bonus provisions, and other general updates. **Approved and recommended to City Council for Adoption.**

16. Case: P15-086 Preliminary and Final Major Site Plan with Deviations
Applicant: 360 9 Street, LLC
Attorney: Charles Harrington, III, Esq.
Review Planner: Matt Ward
Address: 364 9th Street NKA 225 Brunswick St. & 360 9th St.
Block: 6902 Lot: 29, C0002 & C0003
Zone: Ninth and Brunswick Redevelopment Plan
Description: Construction of Phase 2 and Phase 3 of a 7-story mixed use development to include 79 dwelling units; nearly 40,000 SF of other permitted uses; valet parking for a final tally of 245 cars; 3 loading spaces on a private road and publicly accessible open space. Phase 1 was previously approved and is under construction.
Deviations: Front yard setback and lot coverage.
Decision: Approved with conditions.

17. Case: P15-006.1 Amended Final Site Plan with deviation
Applicant: Journal Square Lofts Urban Renewal, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 2851-53 Kennedy Blvd.
Block: 10601 Lot: 49
Zone: Journal Square 2060 Redevelopment Plan
Description: Renovation of existing mostly vacant 6 story building into 40 residential units and existing ground floor retail
Deviation: Required outdoor recreation area.

Decision: Approved.

Planning Board meeting agenda
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18. Case: P15-070 Preliminary and Final Major Site Plan with Deviations
Applicant: 96-110 Tonnelle Avenue Realty Group
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 96-110 Tonnelle Avenue
Block: 9405 Lot: 11 and 12
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of 8 story building with 130 residential units, 6,575sf of retail space, and 10 parking spaces.
Deviation: Maximum Building Height, Minimum rear yard and rear building setback.
Decision: Approved with conditions.
19. Case: P15-076 Preliminary and Final Major Site Plan
Applicant: Parkwood Development LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 321-331 Warren Street
Block: 13002 Lot: 13, 17, 18, 20, 21
Zone: Powerhouse Arts District Redevelopment Plan
Description: Construction of new 18 story mixed use building with 180 residential units, 2400sf of retail, 14,000sf of art related spaces, and 18 parking spaces
Decision: Approved with conditions
20. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-071 submitted by Newport Centre, LLC (40 Mall Drive East, 30 Mall Drive Wes, 499 Washington Blvd. and 20 Mall Drive East).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with a Deviation # P 15-061 submitted by Nancy Yoshi (134 Cottage Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with a "C" variance # P15-031 submitted by Third Street JC, LLC (351Third Street).
 4. Resolution of the Planning Board of the City of Jersey City finding the Section 31 Review presented by NJCU for projects on Block # 21902, all lots- South of Carbon Place (between Rte 440 and West Side Avenue) are consistent with the West Side Redevelopment Plan and the City Master Plan.
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-058 submitted by NY SMSA Ltd. Partnership d/b/a Verizon Wireless (205 Tenth Street).
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of December 1, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:

8. Presentation on Routes 440/1&9T Multi-Use Urban Boulevard

9. Case: P15-090 Minor Site Plan Interim Temporary Banner
Applicant: Blue Stone Holdings, 1, LLC
Attorney: George Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 827-831 Jersey Ave.
Block: 6006 Lot: 1.01
Zone: Jersey Avenue Park Redevelopment Area
Description: Requesting two interim Banners for 1 year
Decision: Approved with conditions.

10. Case: P15-089 Minor Site Plan
Applicant: NY SMSA LTD, Partnership DBA Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 555 a/k/a 525 Route 440
Block: 21901 Lot: 10
Zone: Bayfront Redevelopment Area
Description: Installation of 3 cell antenna sectors on rooftop sled mounts and support equipment at grade.
Decision: Approved.

11. Case: P09-005.1 Amended Preliminary and Final Major Site Plan with deviations
Applicant: 837 Jersey Avenue LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 837 Jersey Avenue
Block: 6006 Lot: 2
Zone: Jersey Avenue Park Redevelopment Plan
Description: Alterations to site plan, minor facade changes.
Deviations: signage
Decision: Approved with conditions.

12. Case: P07-013.1 Major Site Plan Amendment
Applicant: Pushtel Construction, Inc.
Attorney: Charles Harrington
Review Planner: Willow Latham
Address: 854-860 Newark Avenue
Block: 7806 Lot: 20&21
Zone: NC
Description: Alterations to site plan, minor facade changes. Waiver sought for drive aisle ramp width.
Carried to December 15, 2015 regular meeting.

13. Case: P15-078 Minor Subdivision with deviations
Applicant: Laxmi Ma Academy Ure, LLC
Attorney: Donald Pepe
Review Planner: Jeff Wenger
Address: 147 and 153 Academy Street
Block: 1209 Lot: 2 and 3
Zone: Journal Square 2060 Redevelopment Plan
Description: Reconfiguration of two lots.
Deviations: Minimum Lot Area, Minimum Lot Width
Decision: Approved.

14. Case: P14-066 Preliminary and Final Major Site Plan with deviations
Applicant: H.N. Realty, Inc.
Attorney: Rita McKenna
Review Planner: Jeff Wenger
Address: 789-791 Newark Ave
Block: 9402 Lot: 1
Zone: Journal Square 2060 Redevelopment Plan
Description: Addition to existing hotel.
Deviations: Building height, rear building stepback
Decision: Approved with conditions.

15. Case: P15-065 Preliminary and Final Major Site Plan with deviations
Applicant: Bergen Academy Associates, LLC
Attorney: Francis Reagan
Review Planner: Jeff Wenger
Address: 880 Bergen Ave
Block: 13402 Lot: 17, 18, 19
Zone: Journal Square 2060 Redevelopment Plan
Description: Adaptive reuse conversion to residential use.
Deviations: Floor area, lot coverage, building design.
Decision: Approved with conditions.

16. Case: P15-088 Preliminary and Final Major Site Plan with Deviations
Applicant: Monitor Maple, LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Matt Ward
Address: 65-71 Monitor Street & 260-266 Pine Street
Block: 19004 Lot: 1-5, 36 & 37
Zone: Morris Canal Redevelopment Plan
Description: Application for a 5-story mixed use building with 72 dwelling units, including 3 affordable units, 28 parking spaces, and 879 square feet of ground floor retail space.
Deviations: Number, height, location and size of signs; height of parking garage; and, location of bike parking.
Decision: Approved with conditions.
17. Re-Certified the following Artists approved at the November 11th, 2015 meeting of the Artist Certification Board:
Andrew Baron, Jaz Graf, Ekaterina Abramove, Suzanne Laura Kamin.
18. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Preliminary & Final Site Plan # P14-053 submitted by KRE 500 Manila Associates, LLC (500 Manila Ave.).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan-Phase I and Preliminary Site Plan- Phase II # P 15-013 submitted by 180 Baldwin Ave., LLC (180 Baldwin Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations # P 15-018 submitted by MCFEF Warren, LLC (110 Morgan Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with Deviations # P15-073 submitted by Rescore Montgomery, LLC (711 Montgomery Street)
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final site Plan amendment with Deviations #PP15-006.1 submitted by Journal Square Lofts Urban Renewal (2851-2853 Kennedy Boulevard).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P15-076 submitted by Parkwood Development (321-331 Warren Street and 130-132 Steuben Street).
 7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with Deviations # P15-070 submitted by 96-110 Tonnele Ave. Realty group (96-110 Tonnele Ave.)
 8. Resolution of the Planning Board of the City of Jersey City Approving amendments to the Morris Canal Redevelopment Plan to the TOD zone and Map B: Zoning.
 9. resolution of the Planning Board of the City of Jersey City Approving the Scatter Site Redevelopment Plan to amend, rename, and supersede the Vacant Buildings Redevelopment Plan.
 10. Resolution of the Planning Board of the City of Jersey City Approving amendments to the LDO- Chapter 345-6, Definitions: and Chapter 345-60 Supplementary Zoning regarding Short-Term Rental.
 11. Resolution of the Planning Board of the City of Jersey City Approving amendments to the LDO- Chapter 345-33, Fees; 345-76, Enforcement; Chapter 160, Fees and Charges and Chapter 345-42, R-3.
 12. Resolution of the Planning Board of the City of Jersey city Approving amendments to the Henderson Street south Renewal Area Redevelopment Plan to Modify Plan Duration.
 13. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment extending term of Minor subdivision Approval # P14-052 submitted by KRE 500 Manila Associates, LLC (500 Manila Avenue).
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

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

Please take notice the Planning Board took the following action at the Regular Meeting of December 15, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Renewal of Contractual Services for Board Attorney for year 2016 **Contract Awarded**
7. Renewal of Contractual Services for Stenographer for year 2016 **Contract Awarded**
8. Old Business:
9. New Business:

10. Review and Discussion of amendments to the R-3 Zone District.
Recommended to City Council for Adoption.

11. Review and Discussion of proposed amendments to the Water Street Redevelopment Plan to permit an affordable housing bonus. **Approved and recommended to City Council for Adoption.**

12. Section 31 Review pursuant to NJSA 40:55D-31 for New Police Headquarters at 400 US Hwy # 1.
Recommended

13. Case: P13-040.1.01 Administrative Amendment
Applicant: Jersey Avenue MM, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 532-536 Jersey Avenue; 168-170 Columbus Drive
Block: 12704 Lot: 20, 21, 28, 29
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Entry canopy.
Decision: Approved.

11. Case: P07-013.1 Major Site Plan Amendment
Applicant: Pushtel Construction, Inc.
Attorney: Charles Harrington
Review Planner: Willow Latham
Address: 854-860 Newark Avenue
Block: 7806 Lot: 20&21
Zone: NC
Description: Alterations to site plan, minor facade changes. Waiver sought for drive aisle ramp width.
Decision: Approved.

12. Case: P15-041.1 Minor Site Plan Amendment
Applicant: Drew Fletcher
Attorney: Rita McKenna
Review Planner: Matt Ward
Address: 245-247 York Street
Block: 14106 Lot: 13 & 14
Zone: Van Vorst Park Historic
Description: Proposed amendment to a Minor Site Plan approval to account for discovered structural deficiencies including removal of an exposed party wall and altering the roofline.
Carried to January 12th, 2016 regular Planning Board meeting

13. Case: P15-091 Preliminary and Final Major Site Plan with Deviations
Applicant: PS First Hudson Urban Renewal, LLC
Review Planner: Jeff Wenger
Address: 133 Second Street
Block: 11503 Lot: 1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Adaptive reuse of existing warehouse for self storage facility with ground floor retail.
Deviation: Mechanical screening, placement of public art, planting schedule, parking aisle width.
Carried to January 12th, regular Planning Board meeting

14. Certified the following Artist Approved at the December 2, 2015 meeting of the Artist Certification Board:
Julia F. Lomba
15. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Awarding a Contract for stenographer to the Planning to Precision Reporting Services for Calendar Year 2016.
 2. Resolution of the Planning Board of the City of Jersey City Authorizing and Approving the Appointment of Florio, Kenny Raval, LLP as Legal Counsel to the Planning Board.
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan #P15-001 submitted by 110 First Urban Renewal Associates, LLC (108 First Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P15-086 submitted by 360 9th Street, LLC (364 9th Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-089 submitted by NY SMSA Ltd. Partnership D/B/A Verizon Wireless (555 Rte# 440 aka 525 Rte # 440).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations(Phase I) # P15-064 submitted by One Jo.Sq. Tower Urban Renewal Co., LLC; One Jo.Sq. Tower Urban Renewal Co., LLC; One Jo.Sq. Partners Urban Renewal Co., LLC & One Jo.Sq. Condominium Association, Inc. (10 Journal Square).
 7. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan-Interim Banner # P 15-085 submitted by Marbella Tower UR south, LLC (401 Washington Blvd.).
 8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 14-066 submitted by H.N. Realty, Inc, (789-791 Newark Avenue).
 9. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan – Interim Use Banners # P15-099 submitted by Blue Stone Holdings, LLC (827-831 Jersey Avenue).
 10. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan with Deviations # P09-005.1 submitted by 837 Jersey Ave., LLC (837 Jersey Ave.-Cast Iron Lofts 1).
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD