

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of January 7, 2013 and note corrections to two resolutions memorialized at the regular meeting of December 3, 2013.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business: Dismissed Case # P09-005.1-PAmended Prel/Final Site Plan -837 Jersey Avenue as per section 345-22 (G)and 345-23(G) of the LDO.

8. Case: P13-084 Preliminary & final Site Plan
Applicant: LHN Owner, LLC
Attorney: James McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 155 Marin Blvd (aka Block 24 of the redevelopment plan)
Block: 15901 Lot: 17
Zone: Liberty Harbor North Redevelopment Plan
Description: 900 residential units and 12,760sq.ft. of retail and accessory garage parking, surrounding streets and waterfront walkway
Decision: Approved with conditions.

8. Case: P13-013 Minor Site Plan
Applicant: Hok Yu Chan
Attorney: Nick Cherami
Review Planner: Jeff Wenger
Address: 367-369 First Street
Block: 12509 Lot: 2 & 3
Zone: Village Redevelopment Plan
Description: Construction of new 3-family residential building.
Decision: Approved with conditions.

9. Case: P13-096 Minor Site Plan
Applicant: Porta Pizza at Jersey City, LLC
Attorney: Salvatore Alfieri
Review Planner: Jeff Wenger
Address: 135 Newark Avenue
Block: 11405 Lot: 14
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Renovation of existing building for a restaurant use.
Decision: Approved.

10. 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 with Deviations # P13-076 submitted by the Forman Sign Co. (3000 Kennedy Blvd.)
 2. Resolution of the Planning Board of the City of Jersey City Minor Site Plan # P13-067 submitted by Gerald J. Novak, AIA (91 Sip Avenue)
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P P13-082 submitted by Sirius XM Radio, Inc. (26 Journal Square).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with "c" Variances submitted by Tonley Enterprises, LLC (756-762 Communipaw Avenue).
 5. Resolution of the Planning Board of the City of Jersey City Minor Site Plan # P13-083 submitted by New Cingular Wireless, LLC (AT & T) for 591 Summit Avenue.
 6. Resolution of the Planning Board of the City of Jersey City Approving Administrative amendment # P12-080 submitted by Kennedy Lofts, LLC (100 Newkirk Street).
 7. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P13-096 submitted by Porto Pizza, LLC (135 Newark Avenue).

11. **Corrections for the following resolutions previously memorialized at the December 3, 2013 regular Planning Board Meeting:**
 - Item # 12. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision with Deviations # **P 13-057** submitted by Jackson Green, LLC (59-67 Virginia Avenue).
 - Item # 15. Resolution of the Planning Board of the City of Jersey City Approving **Preliminary & Final Major Site Plan with Deviations # P13-080** submitted by TRF-Jackson Green, LLC (659-661 Ocean Avenue and 8-10 Orient Avenue).

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

ROSEANNA PETRUZZELLI, CHAIRWOMAN, 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 28, 2014.

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 Montgomery Street Redevelopment Plan. Changes throughout to bring the Plan up-to-date, and specific changes to the mixed use district to encourage mixed-use redevelopment of the existing shopping area and mosque. **Approved and recommended to City Council for Adoption.**
9. Review and discussion of amendments to the Morris Canal Redevelopment Plan. Changes to expand Adaptive Reuse Zone E. **Approved and recommended to City Council for Adoption.**
10. Review and discussion of amendments to the Exchange Place North Redevelopment Plan to add medical offices as a permitted use within the plan area. **Approved and recommended to City Council for Adoption..**

11. Case: P13-097 Minor Site Plan
Applicant: PKG Associates, LLC
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter
Address: 50 & 66 Christopher Columbus Drive
Block: 13003 Lot:1, C001 & c002
Zone: Exchange Place North Redevelopment Plan
Description: Temporary banner sign on Christopher Columbus Drive side of parking garage for a period of six (6) months.
Decision: Approved.

12. Case: P11-020.1 Amended Preliminary & Final Major Site Plan
Applicant: Glenview Townhouses II Urban Renewal Assoc., LP
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 296 & 306 Woodward St.
Block: 15601 Lot: 1 & 3
Zone: R-3 multi-family and Lafayette Park Redevelopment Plan (split)
Description: Multi-family housing originally approved on May 10, 2011. Modifications include floorplan, footprint, and façade elevation changes.
Decision: Approved.

13. Case: P11-021.1 Amended Preliminary & Final Major Site Plan with "c" variances
Applicant: Glenview Townhouses II Urban Renewal Assoc., LP
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 344 Woodward St., 511 Grand St.
Block: 15601 Lot: 5.01, 6.01
Zone: R-3 multi-family
Description: Multi-family housing originally approved on May 10, 2011. Modifications include overall reduction in gross floor area, reduction in building and lot coverage, setback changes, façade changes, and slight height changes.
Variances: front yard setback
Decision: Approved.

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 # P 13-082 submitted by Eight O'Clock, LLC (149 Newark Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P13-52 submitted by cheesecake Lofts, LLC (251 Newark Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Interim Use Extension submitted by Holland Park, Owner, LLC (677 Grove Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Major Site Plan with "c" Variances submitted by AHM Housing Associates IV, LLC (320 Duncan Avenue- Bldgs H, J , K & L).

14. *Executive Session, as needed, to discuss litigation, personnel or other matters*
- 15... Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, 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 11, 2014.

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

8. Case: P14-001 Minor Subdivision with "c" variances
Applicant: Montgomery Senior Living Center Urban Renewal Assoc., LP
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 563 Montgomery St.
Block: 13601 Lot: 1
Zone: R-4
Description: Subdivision of one lot into two new lots. Lots are conforming however existing structures on site do not meet new setbacks.
Variances: Minimum Side Yard, Maximum Front Yard
Decision: Approved.

9. Case: P14-005 Preliminary & Final Site Plan
Applicant: Statue of Liberty Harbor North Urban Renewal, LLC
Attorney: Paul Fader, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 155 Marin Boulevard
Block: 15901 Lot: 17
Zone: Liberty Harbor North Redevelopment Plan
Description: 276 room Hotel with restaurant, meeting rooms and banquet facility.
Decision: Approved with conditions.

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 and Interim Use # P 13-097 submitted by PKG Associates, LLC (50 & 60 Christopher Columbus Drive)).
 2. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan # P11-020.1 submitted by Glenview Townhouses II Urban Renewal Associates, LP (296 & 306 Woodward St.)
 3. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan # P11-021.1 submitted by Glenview townhouses II Urban Renewal Associates, LP (344 Woodward St. & 511 Grand St.)
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviations for Phases 1 and 2 of project & Final Site Plan Approval with Deviations for Phase I of project (155 Marin Blvd and 33 Park Ave; Morris blvd; Marin Blvd and 130 Marin Blvd).
 5. Resolution of the Planning board of the City of Jersey City Approving Minor Site Plan # P13-013 submitted by Huk Yu Chan(367-369 First Street).

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

16. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, 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 25, 2014.

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

8. Case: P14-004 Preliminary and Final Major Site Plan with Deviations (Phase 1&2)
Applicant: 160 First Street Urban Renewal, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 160-168 First Street; 169-173 Second Street; 376-378 Marin Blvd.
Block: 11502 Lot: 2, 3, 9, 10, 11,13, 14
Zone: Powerhouse Arts Districts
Description: Construction of two (2)new 14 story residential buildings in 2 phases, with 159 units with 64 parking spaces in Phase I and 122 units with 40 parking spaces in Phase II, ground flr. retail/restaurant/gallery space.
Deviations: Building height in phase 2.
Decision: Approved.

9. Case: P11-064 Administrative Amendment
Applicant: Gerry Gas Supply, Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 823 Tonnele Ave.
Block: 201 Lot: 9
Zone: HC – Highway Commercial
Description: Expansion of existing gas station and mini mart. Originally approved March 19, 2013. Floorplan and minor façade changes.
Variances: lot coverage, signage location, perimeter setback, signage size
Decision: Approved.

10. Case: P06-119.1 Amended Preliminary & Final Major Site Plan
Applicant: Yubertalinda Velez
Attorney: Rita McKenna
Review Planner: Kristin Russell
Address: 216.5 Sixth St.
Block: 11305 Lot: 35
Zone: Grove Street Redevelopment Plan
Description: Rehabilitation of existing building. Originally approved July 22, 2008. Requested changes to floor plan and 4th floor.
Decision: Approved with condition.

11. Case: P11-033 Final Major Site Plan
Applicant: Montgomery Senior Living Center Urban Renewal Assoc., LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 563 Montgomery St.
Block: 13601 Lot: 1
Zone: R-4
Description: Rehabilitation of existing 10 story building for 68 affordable senior housing units. Originally approved May 24, 2011.
Decision: Approved with condition.

12. 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 Final Site Plan #P11-033 submitted by Montgomery Sr. Living Ctr. Urban Renewal Assocs., L>P> (53 Montgomery Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances # P14-001 submitted by Montgomery Sr. :Living Ctr. Urban Renewal Assocs, L.P. (583 Montgomery Street)>
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor subdivision # P13-007 submitted by Dharam Mehta(257-259 Halladay Street).

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

ROSEANNA PETRUZZELLI, CHAIRWOMAN, 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 25, 2014.

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

The following cases have 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.

**P 13-044 – 382 Marin Blvd. – Minor Subdivision
P13-045 – 175 Second Street – Preliminary & final site Plan
P01-019.2 – 30-382 Marin Blvd. –Final Major site Plan
P07-126 – 619-623 Grand Street. – Minor Subdivision
P07-619-627 - Grand Street – Preliminary Major Site Plan**

7. New Business:
8. Review and discussion of amendments to the Danforth Avenue Transit village Redevelopment Plan. These amendments will replace the Port Industrial overlay with Light Industrial and incorporate requirements for the Morris Canal Greenway. **Withdrawn.**
9. Review and discussion of proposed amendment to the Paulus Hook Redevelopment Plan to permit subdivision of property and allowing the density and coverage requirement to be averaged across the entire tax block, and to allow parking, loading and landscaping requirements to be provided on an adjacent lot. **Approved and recommended to City Council for Adoption.**
10. Case: P12-009 Administrative Amendment
Applicant: Marbella Tower Associates south, LLC
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 401 Washington Blvd. (aka Marbella 2)
Block: 11603 Lot: 45.01
Zone: Exchange Place North Redevelopment Plan
Description: flood elevation changes and the inclusion of retail at the corner of Second Street
Decision: Approved.
11. Case: P07-090 Administrative Amendment
Applicant: Jogin, Inc.
Attorney: pro se
Review Planner: Kristin Russell
Address: 283 Lembeck Ave.
Block: 11905 Lot: 4
Zone: R-1 one- and two-family residential
Description: Façade modifications. Originally approved March 23, 2010.
Decision: Approved.
12. Case: P13-075 Minor Subdivision with "c" variances
Applicant: Harry Chad Persaud
Attorney: Richard Campisano, Esq.
Review Planner: Kristin Russell
Address: 217 Linden Ave.
Block: 28601 Lot: 13
Zone: R-1 one- and two-family residential
Description: Subdivision of one oversized lot into two new conforming lots for two new two-family homes
Variances: Minimum side yard
Decision: Approved.
13. Case: P13-087 Minor Subdivision with "c" variances
Applicant: Building for B, LLC
Attorney: Richard Campisano, Esq.
Review Planner: Kristin Russell
Address: 306 Randolph Ave.
Block: 19703 Lot: 16
Zone: R-1 one- and two-family residential
Description: Subdivision of one oversized lot into four new conforming lots for new two-family homes
Variances: height
Decision: Approved.
12. 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 with Deviations #P14-004 submitted by 160 first St. Urban Renewal, LLC (160 -168 First St, 169-173 Second St & 376-378 Marin Blvd.
 2. Resolution of the Planning Board of the City of Jersey City Approving Proposed amendments to the Morris Canal Redevelopment Plan pertaining to Adaptive Re-Use Zones.
13. *Executive Session, as needed, to discuss litigation, personnel or other matters*
14. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, 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 8, 2014.

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

Review and discussion of rescission of the Danforth Avenue Transit Village Redevelopment Plan Overlay. **Approved and recommended to the City Council for Adoption.**
7. New Business:

8. Case: P14-003 Minor Subdivision
Applicant: 47 Giles Ave. LLC
Attorney: Robert Weinberg, Esq.
Review Planner: Kristin Russell
Address: 43-49 Giles Ave.
Block: 10303 Lot: 47, 48, 49
Zone: R-1 one- and two-family residential
Description: Subdivision of three lots into three new conforming lots for two-family homes
Decision: Approved.
9. Review and discussion of proposed amendments to the McGinley Square East Redevelopment Plan. Formal action may be taken. This amendment will increase permitted building height from 175 feet to 275 feet, expand public open space, and revised circulation plan. **Approved and recommended to City Council for Adoption.**
10. 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 for Administrative Amendment to approved Preliminary and Final Site Plan with Deviations # P11-064 submitted by Gerry Gas supply, Inc. (823Tonnele Avenue).
 2. Resolution of the Planning Board of the City of Jersey City for Administrative Amendment to approved Preliminary and Final Site Plan with Deviations submitted by Marbella Tower Associates, LLC (401 Washington Blvd. - Marbella II).
11. *Executive Session, as needed, to discuss litigation, personnel or other matters*
12. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, 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 22, 2014.

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

8. NJSA 40:55 D-31 Section 31 Review for County Building at 830 Bergen Avenue. Ground floor entry vestibule addition. **Recommended.**

9. Case: P05-172.3 Amended Preliminary & Final Major Site Plan
Applicant: Phu & Dinh Nguyen
Attorney: Rita McKenna
Review Planner: Kristin Russell
Address: 634 Communipaw Ave.
Block: 17905 Lot: 9
Old Block: 1931 Lot: 7, 8, 9
Zone: Monticello Redevelopment Plan
Description: Originally approved September 9, 2008. Built with façade modifications.
Description: Approved with conditions.

10. Case: P14-011 Minor Site Plan
Applicant: 56 Wayne, LLC
Attorney: Rita McKenna
Review Planner: Kristin Russell
Address: 56 Wayne St.
Block: 17905 Lot: 9
Zone: H – Historic / Van Vorst Park
Description: Addition to existing building to create 4-units
Description: Approved with conditions.

11. Case: P13-051 Minor Subdivision
Applicant: John B, LLC
Attorney: Richard Campisano, Esq.
Review Planner: Kristin Russell
Address: 955 West Side Ave.
Block: 11905 Lot: 4
Zone: R-1 one- and two-family residential
Description: Subdivision of two lots into three new conforming lots for two-family homes
Description: Approved with condition.

12. Case: P13-093 Preliminary & Final Major Site Plan
Applicant: Nivaria Group, LLC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 850-852 Newark Ave.
Block: 7806 Lot: 18 & 19
Zone: N/C – Neighborhood commercial
Description: New mixed use building with 11 residential units above 3,266sf of retail.
Decision: Approved.

13. Case: P13-085 Preliminary & Final Major Subdivision
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 134-142 Cator Ave.
Block: 28201 Lot: 6
Zone: R-1 one- and two-family housing
Description: Subdivision of one oversized lot into nine new conforming lots.
Carry to May 6, 2014

14. Case: P13-086 Preliminary & Final Major Site Plan with "c" variances
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 134-142 Cator Ave.
Block: 28201 Lot: 6
Zone: R-1 one- and two-family housing
Description: Nine new, affordable, 2-family homes.
Variances: garage size (9 lots)(c(2)), rear yard (8 lots)(c(2)), front yard setback (5 lots)(c(2))
Carry to May 6, 2014

10. 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 for # P13-087 Minor Subdivision with "c" variances submitted by Harry Chand Persaud (217 Linden Avenue).
 2. Resolution of the Planning Board of the City of Jersey City for# P13-087 submitted by Build for B, LLC (306 Randolph Avenue).
11. *Executive Session, as needed, to discuss litigation, personnel or other matters*
12. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, 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 6, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. Review and Discussion of proposed amendment to the Liberty Harbor North Redevelopment Plan to change the configuration of development on Block 1. Switching the XL Tower from Grand Street to Regent Street, lowering the height of the Grand buildings from 16 to 12 stories, and changing the height of the Jersey Avenue buildings from 8 and 16 stories to 12 stories. **Approved with amendment and recommended to City Council for Adoption.**
8. Case: P13-085 Preliminary & Final Major Subdivision
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 134-142 Cator Ave.
Block: 28201 Lot: 6
Zone: R-1 one- and two-family housing
Description: Subdivision of one oversized lot into nine new conforming lots.
Decision: Approved.
9. Case: P13-086 Preliminary & Final Major Site Plan with "c" variances
Applicant: Garden State Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 134-142 Cator Ave.
Block: 28201 Lot: 6
Zone: R-1 one- and two-family housing
Description: Nine new, affordable, 2-family homes.
Variances: garage size (9 lots)(c(2)), rear yard (8 lots)(c(2)), front yard setback (5 lots)(c(2))
Decision: Approved with condition.
10. Case: P14-015 Minor Subdivision
Applicant: G&S Investors JC Ltd.
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 396,400, 420, 430 Luis Munoz Marin Blvd.
Block: 11603 Lot: 3,47,50,51
Zone: Harsimus Cove Station Redevelopment Area
Description: Re-application of a previously approved subdivision that was never filed with the County Registrar's Office
Decision: Approved.
11. Case: P13-095 Preliminary and Final Major Site Plan with Deviations
Applicant: Jersey City Entertainment Partners, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 249 McGovern Drive
Block: 21508 Lot: 3
Zone: Liberty Harbor Redevelopment Plan
Description: Renovation and re-use of existing industrial warehouse for recreation facility.
Deviations: Minimum lot size, signage size, number, visibility, and illumination.
Carried. No date specific.
12. Case: P14-008 Preliminary and Final Major Site Plan with Deviations
Applicant: Devi Ma Newkirk, LLC
Attorney: Don Pepe
Review Planner: Jeff Wenger
Address: 60-62 Newkirk Street
Block: 10802 Lot: 36
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 5 story, 14 unit residential building.
Deviations: Building height, front and rear building setback.
Decision: Approved with conditions.
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 for Minor Subdivision # P14-003 submitted by 47Giles Avenue, LLC (43-49 Giles Avenue.
 2. Resolution of the Planning Board of the City of Jersey City for Minor subdivision # P14-015 submitted by G & S Investors JC Ltd. (396, 400, 420 & 430 Luis Munoz Marin Blvd.)
 3. Resolution of the Planning Board of the City of Jersey City approving Preliminary & Final Site Plan with Deviations # P14-005 submitted by Statue of Liberty Harbor North Redevelopment Urban Renewal, LLC (155 Luis Marin Blvd.).
15. *Executive Session, as needed, to discuss litigation, personnel or other matters*
16. Adjournment

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of May 20, 2014.

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

8. Case: P12-085.2 Amended Final Major Site Plan (Phase 1) with Deviations
Applicant: Journal Square Associates, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 595-621 Pavonia Ave; 535-539 Summit Ave; 136 Magnolia Avenue
Block: 9501 Lot: 4-8 and 10-16
Zone: Journal Square 2060 Redevelopment Plan
Description: Reduce building height from 54 to 53 stories, reduction in unit count by 2; facade material and design changes; and various minor amendments to site plan design.
Deviations: Parking deck fenestration (c(2)); drive aisle width (c(2)); building energy efficiency and light bulb requirements (c(2)).
Decision: Approved.

9. Review and discussion of proposed amendments to the Luis Munoz Marin Redevelopment Plan, creating a new "Block 10102 Redevelopment Plan." This amendment will remove Block 10102 from the Luis Munoz Marin Redevelopment Plan and create a new redevelopment for this block to permit a new building adjacent to the existing Unico Tower. Administrative revisions and new maps will be incorporated into the remaining Luis Munoz Marin Redevelopment Plan. **Approved and recommended to City Council for Adoption.**

10. Review and discussion of proposed amendments to the McGinley Square East Redevelopment Plan. This amendment will incorporate a bonus fee structure for buildable floor area above 8 stories. **Approved and recommended to City Council for Adoption.**

11. Case: P14-006 Preliminary & Final Major Subdivision with "c" variances
Applicant: Claremont Ave. Realty, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 353-363 Claremont Ave.
Block: 22203 Lot: 7-12 and 15
Zone: R-1 one- and two-family housing
Description: Subdivide and consolidate six lots into five new lots
Variances: lot area - 5 lots (c(2)), lot depth - 5 lots (c(2)), lot width - 5 lots (c(2))
Decision: Approved.

12. Case: P14-007 Preliminary & Final Major Site Plan with "c" variances
Applicant: Claremont Ave. Realty, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 353-363 Claremont Ave.
Block: 22203 Lot: 7-12 and 15
Zone: R-1 one- and two-family housing
Description: 6 new two-family homes
Variances: lot area - 1 lot (c(1)), lot depth - 1 lot (c(1)), lot width - 1 lot (c(1)), garage dimensions - 6 lots (c(2)), rear yard - 6 lots (c(2)), front yard - 6 lots (c(2)), front yard landscaping - 6 lots (c(2)), lot coverage - 6 lots (c(2)), building coverage - 6 lots (c(2))
Decision: Approved with conditions.

13. Case: P14-016 Minor Site Plan with Deviations
Applicant: Onyx Equities, LLC
Attorney: W. Nevins McCann
Review Planner: Jeff Wenger
Address: 30 Montgomery Street
Block: 11605 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: Expansion of existing ground floor retail.
Deviation: Front yard setback (c(2)).
Decision: Approved with conditions.

14. Case: P14-004 Administrative Amendment to Final Site Plan/Deviations
Applicant: 160 first Street Urban Renewal, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 160 First Street
Block: 11502 Lots: 2,3,9,10, 11 13 & 14
Zone: Powerhouse Arts District Redevelopment Plan
Description: Reconfiguration of roof top amenity area and top floor interior, minor facade elevation change and minor unit reconfiguration.
Decision: Approved.

15. Case: P14-013 Preliminary & Final Major 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: Construction of new 21 story mixed use building with 579 residential units, 717 parking spaces, and 100,146 square feet of retail and cinema.
Carried to unspecified date at request of Applicant.
16. 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 # P05-172.3 submitted by Phu & Dinh (634 Communipaw Ave.).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-011 submitted by 56 Wayne, LLC (56 Wayne Street)
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P13-051 submitted by Johnny B, LLC (955 West Side Ave.).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P14-008 submitted by Devi Ma Newkirk, LLC (60-62 Newkirk St.).
17. *Executive Session, as needed, to discuss litigation, personnel or other matters*
18. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, 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 3, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - a. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Originally approved November 5, 2008. Façade built with modifications, as presented Feb. 5, 2012. Applicant seeks as-is approval to protect tenants.
Decision: Approved with conditions.
7. New Business:
8. Section 31 review. Identifying arches at the two Newark Avenue entries to India Square.
Recommended.
9. Review and discussions of amendments to the Land Development Ordinance to add a definition for "right-of-way." **Recommended to City Council for Adoption.**
10. Review and discussions of amendments to the Land Development Ordinance to add site plan review threshold for land disturbance. **Recommended to City Council for Adoption.**
11. Case: P13-010.1 Site Plan Amendment with deviations
Applicant: Morgan Point Urban Renewal Co., LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 159 Morgan Street
Block: 13002 Lot: 1.01
Zone: Powerhouse Arts Redevelopment Plan
Description: Reconfiguration of ground floor retail.
Deviation: Signage.
Decision: Approved.
12. Case: P14-022 Minor subdivision
Applicant: PH Residential LLC, a NY Limited Liability
Attorney: Charles Harrington III, Esq.
Review Planner: Maryann Bucci-Carter
Address: 100 Montgomery Street
Block: 13102 Lot: 1
Zone: Paulus Hook Redevelopment Plan
Description: subdivide one lot into 2 new lots to separate the existing residential building from the parking lot.
Decision: Approved.
13. Case: P13-091 Preliminary & Final Site Plan with Deviations
Applicant: 12th Street JC, LLC
Attorney: Robert Verdibello
Review Planner: Maryann Bucci- Carter
Address: 221 Twelfth Street
Block: 8801 Lot: 1
Zone: Jersey Avenue Tenth Redevelopment Plan
Description: Rehabilitation of existing Shell station and addition of restaurant.
Deviations: Height of free-standing ID sign and minimum number of building signs
Some testimony taken. Carried to June 17th regular 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 Preliminary and Final Major Subdivision with "c" variances # P14-006 submitted by Claremont Ave., Realty, LLC (353-363 Claremont Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "C" variances # P14-007 submitted by Claremont Ave. Realty, LLC (353-363 & 347 Claremont Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-022 submitted by PH Residential LLC, A NY Ltd. Liability Co (100 Montgomery Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Major Site Plan with Deviations' for Phase I of Project # P 12-085.2 submitted by Journal Sq. Associates, LLC (595-621 Pavonia Ave, 535-539 Summit Ave and 136 Magnolia Ave.)
 5. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Final Major Site Plan with Deviations (Phase I) submitted by 160 First St. Urban Renewal, LLC (160-168 First St., 169-173 Second St. and 376-378 Luis Munoz Marin Blvd.)
 6. Resolution of the Planning Board of the City of Jersey city Approving Preliminary & Final Site Plan # P13-093 submitted by Nivaria Group, LLC (850-852 Newark Avenue).
15. *Executive Session, as needed, to discuss litigation, personnel or other matters*
16. Adjournment

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE REGULAR
MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of June 17, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business: Case:
 - P13-091 Preliminary & Final Site Plan with Deviations
 - Applicant: 12th Street JC, LLC Attorney: Robert Verdibello
 - Review Planner: Maryann Bucci-Carter
 - Address: 221 Twelfth Street
 - Block: 8801 Lot: 1
 - Zone: Jersey Avenue Tenth Redevelopment Plan
 - Description: Rehabilitation of existing Shell station and addition of restaurant.
 - Deviations: Height of free-standing ID sign and minimum number of building signs
 - Decision: Approved with conditions.**
7. New Business:
8. Review and discussion of amendments to the Morris Canal Redevelopment Plan. Summary statement: revise density and parking in Mixed use E Zone, create Adaptive Reuse Zone F.
Approved and recommended to the City council for Adoption.
9. Case: P11-047 Administrative Amendment - Preliminary & Final Major Site Plan with deviations
 - Applicant: Community Asset Preservation Alliance #2 of J.C. Urban Renewal LLC
 - Attorney: Charles Harrington, Esq.
 - Review Planner: Kristin Russell
 - Address: 305 Whiton St.
 - Block: 2052 Lots: A.Dup.99
 - Zone: Morris Canal Redevelopment Plan
 - Description: Adaptive reuse of existing All Saint's School into a 25 unit residential building. Originally approved July 26, 2011. Revisions to deck and condensers in parking area.
 - Deviations: Parking (previously granted)
 - Decision: Approved.**
10. Case: P13-066 Minor Site Plan
 - Applicant: Angela McDonald
 - Attorney: Hugh McGuire
 - Review Planner: Kristin Russell
 - Address: 239 Pacific Ave.
 - Block: 20103 Lot: 53
 - Zone: Morris Canal Redevelopment Plan
 - Description: Rear addition built without approvals.
 - Some testimony taken. Carried to July 8th regular meeting.**
11. Case: P14-012 Preliminary & Final Major Site Plan
 - Applicant: Community Asset Preservation Corp.
 - Attorney: Nicholas Cherami, Esq.
 - Review Planner: Kristin Russell
 - Address: 326 Pacific Ave.
 - Block: 20005 Lot: 25 & 4
 - Zone: Morris Canal Redevelopment Plan
 - Description: Adaptive reuse of existing house of worship into 12 residential units with on-site parking.
 - Decision: Approved.**
12. Case: P12-077 Preliminary & Final Major Site Plan
 - Applicant: MCA 328 Property Holding co., LLC
 - Attorney: George L. Garcia, Esq.
 - Review Planner: Maryann Bucci-Carter, PP, AICP
 - Address: 795-803 Jersey Avenue.
 - Block: 7005 Lot: 1,2,3,4,5 and 7
 - Zone: Jersey Avenue Park Redevelopment Plan
 - Description: New Building with 377 units and 20,000 square feet of retail
 - Decision: Approved with conditions.**
13. Case: P14-019 Minor Site Plan
 - Applicant: H-C Harborside Promenade, LLC
 - Attorney: Charles J. Harrington, Esq.
 - Review Planner: Maryann Bucci-Carter, PP, AICP
 - Address: Foot of Columbus Drive
 - Block: 11603 Lot: 13, 15-18
 - Zone: Exchange Place North Redevelopment Area
 - Description: Harborside Walkway re-design
 - Decision: Approved with conditions.**
14. Case: P14-018 Preliminary and Final site Plan
 - Applicant: Garfield Avenue Development, LLC
 - Attorney: Oswin E. Hadley, Esq.
 - Review Planner: Maryann Bucci-Carter, PP, AICP
 - Address: 829-843 Garfield Avenue
 - Block: 22704 Lot: 7,8,9
 - Zone: Canal Crossing Redevelopment Area
 - Description: New building with 130 units
 - Deviation: Minimum Unit Size for 4 dwelling Units
 - Decision: Approved with conditions.**

15. Case: P14-026 Preliminary and Final Major Site Plan
Applicant: Al-Tawheed Islamic Center Inc.
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 984-990 West Side Avenue
Block: 10501 Lot: 29
Zone: R-1 One and Two Family Housing
Description: Construction of new house of worship
Decision: Approved.
16. Case: P14-024 Preliminary and Final Major Site Plan
Applicant: Rohit and Jita Shah
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 804 Newark Ave.
Block: 7805 Lot: 19
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 5 story, 9 unit residential building with ground floor retail.
Decision: Approved.
17. Certified the following Artists approved at the June 3, 2014 meeting of the Artist Certification Board: Rebecca Vallejo Moshe and Andrea Brachfield.
18. Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan. Summary statement: incorporate the Sip/Van Wagenen Redevelopment Plan, adjust corner lot bonuses, revise building setback requirements, and general amendments based on previously granted deviations.
Approved and recommended to the City Council for Adoption.
19. Review and discussion of amendments to the Powerhouse Arts Redevelopment Plan. Summary statement: provide new development regulations for Block 11502, Lot 6.
Tabled.
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 Amended Final Major Site Plan with Deviation # P14-010.1 submitted by Morgan Point Urban Renewal Co., LLC (corner of Marin Blvd, Morgan and Steuben Streets – Block 13002, Lot 1.01).
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviation # P14-016 submitted by Onyx Equities, LLC. (30 Montgomery Street).
21. *Executive Session, as needed, to discuss litigation, personnel or other matters*
22. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, 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 8, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Reorganization- Christopher Langston, Chairman, Dr. Orlando Gonzalez, Vice chairman
7. Old Business:
 - a. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Approved June 3, 2014. Requisite deposit has not been provided.
8. New Business:
9. Sec. 31 review of parking lot modifications to BeLoveEd Charter School. **Recommended.**
10. Case: P05-028.1 Amended Preliminary & Final Major Site Plan
Applicant: JM Pin Investments, LLC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 240 Pine St.
Block: 19004 Lot: 26
Old Block: 2070 Lot: 2
Zone: Morris Canal Redevelopment Plan
Description: Originally approved November 29, 2005. Seeking approval for as-built changes to cornice and façade.
Decision: Approved.
11. Case: P07-052 Administrative Amendment - Minor Subdivision
Applicant: San Arsenio Realty Company LLC
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 30-32 South St.
Old Block: 786 Lot: A
New Block: 2304 Lot: 1 & 31
Zone: R-1 One and Two-family Housing
Description: Originally approved July 10, 2007. Façade changes proposed.
Decision: Approved.
12. Case: P13-053.1 Administrative Amendment to Final Major Site Plan
Applicant: 360 9 Street LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 364 Ninth St.
Block: 6902 Lot: 29
Zone: Ninth & Brunswick Redevelopment Plan
Description: Façade modifications to existing approval, originally granted December 3, 2013.
Decision: Approved.
13. Case: P06-124.1 Amended Preliminary & Final Major Site Plan with deviations
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 270 Tenth Street
Block: 8602 Lot: 2
Zone: Jersey Avenue Tenth Street
Description: Originally approved December 12, 2006. Changes to façade, parking, and bike parking.
Deviations: parking
Decision: Approved with condition.
14. Case: P13-066 Minor Site Plan
Applicant: Angela McDonald
Attorney: Hugh McGuire
Review Planner: Kristin Russell
Address: 239 Pacific Ave.
Block: 20103 Lot: 53
Zone: Morris Canal Redevelopment Plan
Description: Rear addition built without approvals.
Decision: Approved.
15. Case: P14-023 Minor Site Plan
Applicant: Stolar Capital 3
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 137 Monticello Avenue
Block: 16701 Lot: 28
Zone: Monticello Avenue Redevelopment Plan
Description: Renovation of existing 4 story building.
Decision: Approved,

16. Case: P10-047 Preliminary & Final Major Site Plan with Deviation
Applicant: Pacific 312, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 312-314 Pacific Avenue
Block: 20005 Lot: 19 & 20
Zone: Morris Canal Redevelopment Plan
Description: Construction of new 4 story, 14 unit residential building with retail.
Deviation: Minimum parking
Decision: Approved.
17. Case: P06-141.1 Amended Preliminary & Final Major Site Plan
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 220 Pine St.
Block: 20302 Lot: 8
Old Block: 2050 Lot: 7
Zone: Morris Canal Redevelopment Plan
Description: Originally approved March 27, 2007. Seeking approval for as-built changes.
Decision: Approved with conditions.
18. Case: P06-024.1 Amended Final Major Site Plan
Applicant: Albert Grossetti
Attorney: James Burke
Review Planner: Kristin Russell
Address: 751-753 Tonnele Ave.
Block: 1101 Lot: 24.02
Zone: HC – Highway Commercial
Description: Façade and site modifications to warehouse building. Originally approved July 7, 2009.
Decision: Approved.
19. Case: P14-013 Preliminary & Final Major 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: Construction of new 21 story mixed use building with 579 residential units, 717 parking spaces, and 100,146 square feet of retail and cinema.
Carried to July 22, regular meeting.
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 Preliminary & Final Site Plan # P14-026 submitted by Al-Tawheed Islamic Center, Inc. (984-990 West Side Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P14-024 submitted by Rohit & Jita Shah (804 Newark Avenue)
 3. Resolution of the Planning Board of the City of Jersey City Approving Administrative amendments to Preliminary & final Site Plan # P11-047 submitted by community Asset Preservation alliance #2 of JC Urban Renewal (305 Whiton Street)
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor subdivision with Deviations # P13-048 submitted by Avner Netter (11 West Street & 512 Summit Ave.)
 5. Resolution of the Planning Board of the City of Jersey city Approving Minor Subdivision # P13-043 submitted by International; Chain Enrico corp. (225 Baldwin Ave.).
 6. Resolution of the Planning Board of the city of Jersey City Approving Preliminary & Final Site Plan # P14-012 submitted by Community Asset Preservation (326 Pacific Ave.).
 7. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan # P14-019 submitted by M-C Harborside Promenade, LLC (Foot of Columbus Drive).
 8. Resolution of the Planning Board of the City of Jersey City Approving amendments to the Land Development Ordinance glossary.
 9. Resolution of the Planning Boar of the city of Jersey City Approving proposed amendments to the Morris Canal Redevelopment Plan revising Density requirements in the mixed use Zone E and creating an adaptive reuse overlay Zone F.
 10. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Subdivision # P13-085 submitted by Garden State Episcopal Community Development Corp. (134-142 Cator Avenue)
 11. Resolution of the Planning Board of the City of Jersey City approving Preliminary & Final Site Plan with "C" variance # P13-086 submitted by Garden State Episcopal Community Development Corp. (134-142 Cator Avenue).
21. *Executive Session, as needed, to discuss litigation, personnel or other matters*
22. Adjournment

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

Please take notice the Planning Board took the following action at the Regular Meeting of July 22, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Contractual Services for New Board Attorney
6. Correspondence:
7. Old Business:
 - a. Case: P12-041.1 Administrative Amendment
Applicant: 70-90 Columbus Holding Co., LLC
Attorney: Charles H. Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 70-90 Columbus Drive
Block: 20103 Lot: 53
Zone: Exchange Place North Redev. Plan; Riverview District
Description: Sidewalk, Plaza and canopy design adjustments
Decision: Approved.
 - b. Case: P13-021 Extension - Minor Subdivision
Applicant: AHM Housing Associates IV, LLC
Attorney: Jennifer Carillo-Perez
Review Planner: Kristin Russell
Address: 320 Duncan Avenue
Block: 14601 Lot: 22, 23, 26, 36
Zone: R-3 Multi-family
Description: Four existing lots to be reconfigured into four new lots.
Approved May 21, 2013. Applicant is requesting an extension to the time needed to file caused by other agencies.
Decision: Approved.
8. New Business:
9. Case: P14-032 Minor Site Plan Parking Signage
Applicant: PKG Associates, LLC
Attorney: Charles H. Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 50 & 66 Columbus Drive
Block: 13003 Lot: 1, C001 & C002
Zone: Exchange Place North Redevelopment Plan; Riverview District
Description: Parking signage, International "P"
Decision: Approved.
10. Case: P14-028 Preliminary and Final Site Plan (Triangle Park)
Applicant: Liberty Harbor holding, LLC
Attorney: Marjorie M. Mocco, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: Regent Street (between Jersey Avenue & Liberty View Drive)
Block: 20103 Lot: 53
Zone: Liberty Harbor North Redevelopment Plan
Description: Design of Road and Block 3 triangular Park and the remaining portion of Liberty View Drive up to Light Rail Crossing.
Decision: Approved with conditions.
11. Case: P13-004 Interim Use
Applicant: Sayed Aly
Attorney: Nicholas Cherami
Review Planner: Jeff Wenger
Address: 717 Grand Street
Block: 17202 Lot: 5.01
Zone: Morris Canal Redevelopment Plan
Description: Interim use for open air car storage lot.
Decision: Denied.
12. Case: P14-013 Preliminary & Final Major 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: Construction of new 21 story mixed use building with 579 residential units, 717 parking spaces, and 100,146 square feet of retail and cinema.

Carried to August 12, 2014 Regular meeting

13. Case: P14-024.1 Amended Preliminary & Final Major Site
Plan/Deviation
Applicant: Rohit and Jita Shah
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 804 Newark Ave.
Block: 7805 Lot: 19
Zone: Journal Square 2060 Redevelopment Plan
Deviation: Maximum building height.
Decision: Approved.

14. Case: P14-025 Minor Subdivision/Deviations
Applicant: Jeremaia LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 175 Second St aka 380-382 Marin Blvd.
Block: 11502 Lot: 1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Subdivision of one lot into two lots
Deviations: parking, side yard, lot coverage, lot area
Decision: Approved.
15. Case: P14-004.1 Amendment to Final Site Plan (phase 2)
Applicant: 160 First Street Urban Renewal, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 160-168 First St., 169-173 Second St., 376-378 Marin Blvd & 175 Second Street
Block: 11502 Lots: 1, 2, 3, 9, 10, 11, 13 & 14
Zone: Powerhouse Arts District Redevelopment Plan
Description: Expansion of building footprint, 16 additional units, reduction of 10 parking spaces, and 1,062 sf of additional retail space.
Decision: Approved.
16. 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 and Authorizing the Appointment of Legal Counsel for the Planning Board to Florio & Kenny, LLP (Edward J. Florio) for the period beginning July 22, 2014 through December 31, 2014.
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P13-91 submitted by 12th Street Jersey City, LLC (221 Twelfth Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with a Deviation # P10-047 submitted by Pacific 312, LLC (312-314 Pacific Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final Site Plan # P13-053.1 submitted by 360 Ninth St, LLC (364 Ninth Street).
 5. Resolution of the Planning Board of the City of Jersey city Approving Preliminary & final Site Plan # P14-023 submitted by Stolar Capital 3 (137 Monticello Avenue).
 6. Resolution of the Planning Board of the city of Jersey City Approving Amended Preliminary and Final Site Plan # P06-141.1 submitted by Nams Developers, Inc. (220 Pine Street).
 7. Resolution of the Planning Board of the City of Jersey City approving Preliminary & final Site Plan # P12-077 submitted by MCA 328 Property Holding Co., LLC (795-803 Jersey Avenue)
 8. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary and Final Site Plan with Deviations # P06-124.1 submitted by Newport Associates Development Co. (270 Tenth Street- "The Embankment House").
17. *Executive Session, as needed, to discuss litigation, personnel or other matters*
18. 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 12, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - a. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Approved June 3, 2014. Requisite deposit has not been provided.
Continued from July 8, 2014
Tabled.
7. New Business:
8. Case: P14-029 Minor Site Plan (Interim Use)
Applicant: Grand LHN 1 Urban Renewal, LLC
Attorney: James McCann, Esq
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 18 Park Ave
Block: 15901 Lot: 15
Zone: Liberty Harbor North Redevelopment Plan
Description: Temporary Banners
Decision: Approved.
9. Case: P14-034 Minor Site Plan with Deviations
Applicant: 70-90 Columbus Holding Co., LLC
Attorney: Charles H. Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 70-90 Columbus Drive
Block: 20103 Lot: 53
Zone: Exchange Place North Redevelopment Plan; Riverview District
Description: Hotel Signage
Deviation: Directional Location and Size
Decision: Approved.
10. Case: P14-013 Preliminary & Final Major 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: Construction of new 21 story mixed use building with 595 residential units, 717 parking spaces, and 100,146 square feet of retail and cinema.
Decision: Approved.
11. Case: P01-019.2 Final Major Site Plan
Applicant: Jeffrey Gerlinger
Attorney: Nicholas Cherami
Review Planner: Kristin Russell
Address: 380-382 Marin Blvd.
Block: 11502 Lot: 1
Zone: Powerhouse Arts Redevelopment Plan
Description: Originally approved May 1, 2001 with multiple subsequent amendments. Final approval is for rehabilitation of existing structures with 6 residential units and 2,747 sf of ground floor retail space.
Decision: Approved.

12. Case: P14-030 Preliminary & Final Major Site Plan
Applicant: Point Capital Development, LLC
Attorney: Oswin Hadley
Review Planner: Kristin Russell
Address: 218-240 Suydam Ave.
Block: 20303 Lot: 1- 5
Zone: Morris Canal Redevelopment Plan
Description: New 5-story multi-family residential building with 83 units and 37 garaged parking spaces.

Decision: Approved with conditions.

13. Case: P14-021 Preliminary & Final Major Site Plan with Deviations
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: Rehabilitation of existing warehouse into a self-storage facility.
Deviations: Sign size, ground floor gallery space requirement.

Decision: Approved.

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 Amended Final Site Plan # P14-004.1 submitted by 160 first Street Urban Renewal, LLC (160-168 First St., 169-173 2nd St., 376-378 Marin Blvd. & 175 2nd St.).
2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with Deviations # P14-025 submitted by Jeremaia, LLC (175 Second St aka 380-382 Marin Blvd.).

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

15. 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 26, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - Case: P12-015 Administrative Amendment – LHN Block 5
 - Applicant: Grand LHN Urban Renewal, LLC
 - Attorney: Charles Harrington
 - Review Planner: Maryann Bucci-Carter, PP AICP
 - Address: 237 Grand Street
 - Block: 15901 Lot: 1,2 & 3
 - Zone: Liberty Harbor North Redevelopment Plan
 - Description: Flood elevation alterations lobby entrance design and location, ground floor layout, minor facade changes and design refinement of the building top.
7. New Business: The order of items on the agenda are subject to change.
8. Review and discussion of amendments to the Danforth Transit Village Redevelopment Plan. This amendment will replace the current redevelopment plan with a new Danforth Industrial Park Redevelopment Plan. **Approved and recommended to City Council for Adoption.**
9. Review and discussion of amendments to the Village Redevelopment Plan to allow apartment buildings on block 11110. **Approved and recommended to City Council for Adoption.**
10. Review and discussion of amendments to the Ninth & Brunswick Redevelopment Plan to allow additional uses, modify parking. **Approved and recommended to City Council for Adoption.**
11. Review and discussion of amendments to the Land Development Ordinance modifying height exceptions for buildings with common roof decks. **Approved and recommended to City Council for Adoption.**
12. Review and discussion of amendments to the Tidewater Basin Redevelopment Plan to amend the Office/Residential sub-district **Approved and recommended to City Council for Adoption.**
13. Review and discussion of amendments to Section 345-10 The Environmental Commission. Summary statement: Revise Purpose of the Environmental Commission to Serve as the Jersey City Green Team to coordinate Jersey City's efforts to maintain its Sustainable Jersey Certification. **Recommended to City Council for Adoption.**
14. Review and discussion of the 2012 and 2013 Annual Zoning Board Report.
15. Case: P14-031 Preliminary & Final Major Subdivision with "c" variances
 - Applicant: Scannell Properties #181, LLC
 - Attorney: Kevin Coakley
 - Review Planner: Kristin Russell
 - Address: Secaucus Rd.
 - Block: 101 Lot: 1, 16, 18, And 23
 - Block: 1001 Lot: 3
 - Zone: Meadowlands – Intermodal B Zone
 - Description: Re-subdivision of existing lots into new conforming lots
 - Variations: Lot without street frontage (c(1))
 - Decision: Approved.**
16. Case: P13-081 Preliminary & Final Major Site Plan with Deviations
 - Applicant: Savan Hospitality
 - Attorney: Charles J. Harrington, Esq
 - Review Planner: Maryann Bucci-Carter, PP AICP
 - Address: 180-184 - 14th Street
 - Block: 7104 Lot: 2,4,5
 - Zone: Jersey Avenue Light Rail Redevelopment Plan
 - Description: 5 Story Hotel with 87 rooms, Ground Floor Retail and accessory parking
 - Deviation: lot area, lot coverage, front yard, side yard, height
 - Decision: Approved with conditions.**
17. Case: Berry Lane Park Preliminary/ Final Major Subdivision
 - Applicant: Jersey City Redevelopment Agency
 - Attorney: Anthony Pantano
 - Review Planner: Kristin Russell
 - Address: 1 Berry Rd.
 - Block: 18901 Lot: 1, 2, 18, 19, 22
 - Block: 19803 Lot: 1, 3, 4, 5, 8-21
 - Block: 21501 Lot: 1.01
 - Zone: Morris Canal Redevelopment Plan
 - Description: Subdivision of various lots as part of Berry Lane Park
 - Carried to September 9th, 2014 regular meeting.**

18. Certified the following Artists approved at the August 5th, 2014 meeting:
- Karen Leo, Karen Fuchs, Lynda D'Amico
19. 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 Amended Preliminary & Final Site Plan with "c" variance # P06-024.1 submitted by Albert rosette (751-753 Tonnele Avenue)
 2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Final Site Plan # P12-041.1 submitted by 70-90 Columbus Holdings Co., LLC (70-90 C.Columbus Drive).
 3. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan with Deviations # P14-034 submitted by 70-90 Columbus Holding co., LLC (70-90 C. Columbus Drive – Signage).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-022 submitted by PKG Associates, LLC (50 and 60 C. Columbus Drive).
 5. Resolution of the Planning Board of the City of Jersey City Approving Corrective Resolution for Preliminary & Final Site Plan # P11-063 submitted by Akrida, LLC (305 West side Avenue).
 6. Resolution of the Planning Board of the City of Jersey City extending a Minor Subdivision Approval submitted by AHM Housing Associates IV, LLC (320 Duncan Ave. – Block 14601, Lots; 22,23,26 & 36).
 7. Resolution of the Planning Board of the city of Jersey City Approving Amended Preliminary & Final Site Plan #with Deviation # P14-024.1 submitted by Rohit & Jita Shah(804 Newark Avenue).
 8. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan # P06-119.1 submitted by Yubertalinda Velez (216.5 sixth St.).
 9. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Luis Munoz Marin Boulevard Redevelopment Plan renaming zones and bringing language up to date and recommending Adoption by the Jersey City Municipal Council.
 10. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 14-021 submitted by Public Storage(124-142 first Street).
20. *Executive Session, as needed, to discuss litigation, personnel or other matters*
21. 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 9,, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - a. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Originally approved November 5, 2008. Façade built with modifications, as presented Feb. 5, 2012. Approved June 3, 2014 to allow Certificate of Occupancy. Applicant addressing Board on compliance with conditions imposed June 3, 2014
Adjourned.
 - b. Case: P14-026 Administrative Amendment
Applicant: Al-Tawheed Islamic Center Inc.
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 984-990 West Side Avenue
Block: 10501 Lot: 29
Zone: R-1 One and Two Family Housing
Description: Originally approved June 17, 2014. Applicant seeks addition of minarets (spires) on a house of worship.
Decision: Approved.
 - c. Case: P12-006.1 Administrative Amendment Preliminary & Final Major Site Plan
Applicant: M-C Plaza VI & VII, LLC
Attorney: Charles J. Herrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 200 Greene Street
Block: 11603 Lot: Lots 30.01, 30.02, 30.03
Zone: Hudson Exchange Redevelopment Plan
Description: Minor Design changes
Decision: Approved.
7. New Business: THE ORDER OF ITEMS ON THE AGENDA ARE SUBJECT TO CHANGE.
8. Case: P14-033 Preliminary/ Final Major Subdivision
Applicant: Jersey City Redevelopment Agency
Attorney: Anthony Pantano
Review Planner: Kristin Russell
Address: 1 Berry Rd. (Berry Lane Park)
Block: 18901 Lot: 1, 2, 18, 19, 22
Block: 19803 Lot: 1, 3, 4, 5, 8-21
Block: 21501 Lot: 1.01
Zone: Morris Canal Redevelopment Plan
Description: Subdivision of various lots as part of Berry Lane Park
Decision: Approved.
9. Case: P12-071.1 Amended Final Major Site Plan with Deviations
Applicant: Franklin Development Group LLC
Attorney: Michael Olivera
Review Planner: Jeff Wenger
Address: 20 Fisk St. & 163-167 Culver Ave
Block: 22102 Lot: 31
Zone: West Side Avenue Redevelopment Plan
Deviation: Front yard setback and front yard parking
Decision: Approved with conditions.
10. Case: P14-046 Minor Site Plan
Applicant: Mike Ryan
Attorney: Pro Se
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 95 Columbus Drive
Block: 12902 Lot: 1
Zone: Grove Street Station Redevelopment Plan
Description: Restaurant Signage Package
Decision: Approved.

11. Case: P11-027 Interim Use Extension
Applicant: Liberty Stone and Aggregates, LLC
Attorney: James McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 506 Caven Point Avenue
Block: 21503 Lot: Lots 16 & 17
Zone: Canal Crossing Redevelopment Plan
Description: 1 year extension of existing stone crushing operation
Decision: Approved with conditions.
12. Case: P13-059 Minor Site Plan
Applicant: Manuel Almonte
Attorney: pro se
Review Planner: Kristin Russell
Address: 358 Pacific Ave.
Block: 19006 Lot: 26
Zone: Morris Canal Redevelopment Plan
Description: 1-story Rear addition constructed without approvals.
Carried to September 23, 2014 regular meeting.
13. 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 Proposed Amendments to the Village Redevelopment Plan regarding permitted uses on Block 1110 and recommending Adoption by the Jersey City Municipal Council.
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-029 for Interim Use Residential marketing signage submitted by Grand LHN Urban Renewal, LLC (18 Park Ave).
 3. Resolution of the Planning Board of the City of Jersey City Approving Amended Minor Site Plan # P 08-058.2 submitted by Arshad Malik (829 Newark Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P13-081 submitted by SL Hospitality, LLC (182-184 14th Street)
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P14-030 submitted by Point Capital Development, LLC (218-240 Suydam Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Administrative amendment # P12-015 submitted by Grand LHN III Urban Renewal, LLC (237 Grand St & 1 Canal Street).
 7. Resolution of the Planning Board of the City of Jersey City Approving Proposed Amendments to the Tidewater Basin Redevelopment Plan creating a mixed use zone and recommending Adoption by the Jersey City Municipal Council.
 8. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Ninth & Brunswick Redevelopment Plan and recommending Adoption by the Jersey City Municipal Council.
 9. Resolution of the Planning Board of the city of Jersey City Approving Amendments to the LDO regarding Height exceptions and recommending Adoption by the Jersey City Municipal council.
14. *Executive Session, as needed, to discuss litigation, personnel or other matters*
15. 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 23, 2014.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
 - a. Case: P05-179.3 Administrative Amendment of the Criterion Building
Applicant: BR Criterion Urban Renewal Co., LLC
Attorney: Francis X. Regan, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 100 Clifton Place
Block: 15303 Lot: 12
Zone: The Beacon Redevelopment Plan
Description: Removing the Commercial space from the building and replacing it with 15 more Dwelling units
Decision: Approved.
 - b. Case: P13-084 Administrative Amendment
Applicant: LHN Owner Urban Renewal, LLC fka LHN Owner, LLC
Attorney: James McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 155 Marin Blvd.. a/k/a 33 Park Avenue
Block: 15901 Lot: 17
Zone: Liberty Harbor North Redevelopment Plan
Description: Waterfront walkway surface changes and other minor site plan changes to be consistent with the conditions of the waterfront development permit.
Decision: Approved.
7. New Business: THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.

Review and discussion of amendments to the MGM Redevelopment Plan. This amendment will permit a community benefit bonus on additional parcels fronting on Luis Munoz Marin Boulevard and make a slight adjustment to the current available bonus requirements.
Applicant requested adjournment to unspecified date.
8. Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan. This amendment will increase the tower base height for a Journal Square project in Zone 1, eliminate certain easement requirements, and other minor clarifications.
Approved and recommended to City Council for Adoption.
9. Case: P13-059 Minor Site Plan
Applicant: Manuel Almonte
Attorney: pro se
Review Planner: Kristin Russell
Address: 358 Pacific Ave.
Block: 19006 Lot: 26
Zone: Morris Canal Redevelopment Plan
Description: 1-story Rear addition constructed without approvals.
Decision: Approved with conditions.
10. Case: P14-038 Minor Site Plan
Applicant: T-Mobile Northeast LLC
Attorney: Frank Ferraro
Review Planner: Jeff Wenger
Address: 555 Route # 440 aka 525 Route # 440
Block: 21901 Lot 10
Zone: Waterfront Planned Development
Description: Installation of cell phone antennas
Decision: Approved.
13. 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 Amended Final Site Plan with Deviations # P12-071.1 submitted by Franklin Development Group, LLC (20 Fisk St, 163-169 Culver Ave.)
 2. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Site Plan # P05-028.1 submitted by JM Pine Investments, LLC (240 Pine Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations# P14-018 submitted by Garfield Ave. Development, LLC (823-843 Garfield Ave.)
 4. Resolution of the Planning Board of the City of Jersey City Approving an Extension of Interim Use Approval # P 11-027 for one(1) year submitted by Liberty Stone and Aggregates, LLC.(506 Caven Pt Ave.)
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision # P14-031 submitted by Scannell Properties # 181, LLC (Secaucus Rd. BL: 1001, Lot 3 & Block 101, Lots 1, 16,18 & 123).
 6. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments # P12-006.1 submitted by M-C Plaza VI & VII, LLC (200 Greene St- BL: 11603 - L:3.01,3.02,3.03).
 7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Finals site Plan # P14-028 submitted by Liberty Harbor Holding, LLC (39 Regent St.).
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. 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 7, 2014

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. ANNUAL REORGANIZATION: Christopher Langston - Chairman, Orlando Gonzalez- Vice Chairman, Kristin Russell, Board Secretary
9. Review and discussion of amendments to the Land Development Ordinance regarding updates to the General Development Application. **Recommended to City Council for Adoption.**
10. Case: P13-052 Administrative Amendment - Preliminary & Final Major Site Plan
Applicant: Cheesecake Lofts LLC
Attorney: James Burke
Review Planner: Kristin Russell
Address: 251 Newark Ave.
Block: 11110 Lot: 5
Zone: Village Redevelopment Plan
Description: Originally approved December 3, 2013. New 5-story mixed use building with ground floor retail, garaged parking for 12 vehicles, and residential units above. Amendment to eliminate one unit and reconfigure bedroom count.
Decision: Approved
11. Case: P14-041 Preliminary and Final Major Site Plan with deviations
Applicant: 28 Liberty Manor LLC
Attorney: Francis Regan
Review Planner: Jeff Wenger
Address: 28 Bright Street
Block: 14106 Lot: 39
Zone: Bright Street Redevelopment Plan & Van Vorst Park Historic District
Description: New construction of 5 story 31 unit residential building with 14 parking spaces.
Deviation: Building height
Decision: Approved w/ conditions
12. Case: P14-009 Minor Subdivision with deviations
Applicant: Greenland Realty LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 136 Summit Avenue
Block: 15305 Lot: 6
Zone: Summit and Fairmount Redevelopment Plan
Description: Subdivision of one lot into two.
Deviation: Lot size
Decision: Approved

Cont. on other side →→→

13. Case: P14-010 Preliminary and Final Major Site Plan with deviations
Applicant: Greenland Realty LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 136 Summit Avenue
Block: 15305 Lot: 6
Zone: Summit and Fairmount Redevelopment Plan
Description: Subdivision of one lot into two.
Deviation: Minimum parking, building setbacks, yard setbacks, interior lot line set back, parking between building and street.
Decision: Approved
14. Case: P14-035 Minor Site Plan
Applicant: Harry and John Pilitsis
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 2976-2980 Kennedy Blvd.
Block: 7902 Lot: 70
Zone: Journal Square 2060 Redevelopment Plan
Description: Vertical addition at rear of building.
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 an Administrative Amendment #P13-084 submitted by LHN Owner Urban Renewal, LLC f/k/a LHN Owner, LLC (155 Marin Blvd.a/k/a 33 Park Ave)
2. Resolution of the Planning Board of the City of Jersey City Approving an Administrative Amendment of the Criterion Building #P05-179.3 submitted by BR Criterion Urban Renewal Co., LLC (100 Clifton Pl) B: 15303 Lot: 12
3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan #P14-046 submitted by Michael A. Ryan (299 Marin Blvd aka 95 Christopher Columbus Dr) B: 12902 Lot: 1
4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan #P14-038 submitted by T-Mobile Northeast, LLC (555 Route # 440 aka 525 Route # 440) B: 21901 Lot: 10
5. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan #P11-042 submitted by St. Bridgets Senior Residence Urban Renewal, LLC (370-372 Montgomery St) B: 12608 Lot: 10.02

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 October 21, 2014

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

Case: P07-157.3 Administrative Amendment
Applicant: 110 First Street Urban Renewal Associates, LLC
Attorney: George Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 First Street
Block: 11603 Lot: 42
Zone: Powerhouse Arts District Redevelopment Plan
Description: Changes to the front yard landscaped area and outdoor patio
Decision: Approved

7. New Business:
8. Review and discussion of amendments to the Land Development Ordinance regarding height exceptions. **Recommended to City Council for Adoption**
9. Review and discussion of the proposed Chapel Avenue Industrial Park Redevelopment Plan. **Recommended to City Council for Adoption**
10. Case: P14-052 Minor Subdivision
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: Subdivision of one lot into two.
Decision: Approved
11. Case: P14-053 Preliminary and Final Major Site Plan
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: Construction of new 17 story, 398 unit residential building with 12,532 square feet of retail **and 275 parking spaces.**
Decision: Approved with conditions
12. Review and discussion of amendments to the Ocean/Bayview Redevelopment Plan regarding the addition of service station as a permitted use and related standards. **Recommended to City Council for Adoption**
13. Review and discussion of amendments to the Sip Avenue Gateway Redevelopment Plan to adjust the commercial subdistrict boundary and allow banquet halls. **Tabled.**
14. Review and discussion of the amendments to the Danforth Transit Village Redevelopment Plan. **Recommended to City Council for Adoption**
15. Case: P14-042 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 176 Randolph Ave.
Block: 21404 Lot: 24
Zone: R-1 One and Two Family Residential
Description: Installation of Cellular Telephone Antennas.
Decision: Approved

Planning Board Meeting Agenda

October 21, 2014

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16. Case: P14-056 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 401 West Side Ave.
Block: 20803 Lot: 40
Zone: NC Neighborhood Commercial
Description: Installation of Cellular Telephone Antennas.
Decision: Approved
17. Case: P14-051 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 40 Amity St.
Block: 13606 Lot: 5
Zone: Montgomery Street Redevelopment Area
Description: Installation of Cellular Telephone Antennas.
Decision: Approved
18. Case: P13-031 Minor Site Plan with deviations
Applicant: 96-110 Tonnelle Avenue Realty Group
Attorney: Rita McKenna
Review Planner: Jeff Wenger
Address: 110 Tonnelle Avenue
Block: 9405 Lot: 12
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 4 story, 7 unit residential building with retail.
Deviations: minimum sidewalk width, minimum floor to ceiling height, minimum side yard.
Decision: Approved
19. Case: P14-043 Preliminary and Final Major Site Plan with Deviations
Applicant: Tovast Baldwin LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 156-160 Academy Street
Block: 12303 Lot: 2,3,9
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 8 story, 74 unit residential building with 1,128 square feet of retail and 30 parking spaces.
Deviations: Building stepbacks, minimum open space, ground floor to ceiling height, side yard setback.
Decision: Approved with conditions
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 an Minor Subdivision #P14-052 submitted by KRE 500 Manila Associates, LLC (500 Manila Ave.) B: 10102 Lot:1
2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan #P14-053 submitted by KRE 500 Manila Associates, LLC (500 Manila Ave.) B: 10102 Lot:1
3. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan #P01-019.2 submitted by Jeffrey Gerlinger (380-382 Marin Blvd) B: 11502 Lot: 1

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 18, 2014

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Designation of Robert Cotter, PP, FAICP as Deputy Planning Board Secretary - **Approved**
7. Old Business:

8. Case: P13-092 Administrative Amendment
Applicant: Eight O'Clock LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 149 Newark Ave
Block: 11405 Lot: 8
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Facade styling change for previously approved interior fit out for restaurant and new storefronts.
Decision: Approved

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

10. Adopt 2015 Calendar - **Adopted**

11. Review and discussion of amendments to the Harsimus Cove Station Redevelopment Plan to change the Street Network and other minor design amendments. **Approved and recommended to City Council for Adoption**

12. Review and discussion of amendments to the Ocean/Bayview Redevelopment Plan, making administrative and housekeeping corrections. **Approved and recommended to City Council for Adoption**

13. Review and discussion of amendments to the Land Development Ordinance regarding thresholds for review in all Redevelopment Plan Areas. **Approved and recommended to City Council for Adoption**

14. Review and discussion of amendments to the Sip Avenue Gateway Redevelopment Plan to adjust the commercial sub-district boundary and allow banquet halls. **Approved and recommended to City Council for Adoption**

15. Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan to establish new regulations for the Juan Ribbon Machine Shop site. **Approved and recommended to City Council for Adoption**

16. Case: P12-027 Preliminary & Final Major Site Plan – Admin. Amendment
Applicant: New York Street LLC
Attorney: Chuck Harrington
Review Planner: Kristin Russell
Address: 102 York St.
Block: 14301 Lot: 13
Zone: H – Historic - Paulus Hook
Description: New 8-story mixed-use building with 8 residential units and ground floor Commercial. Approved Dec. 4, 2012. Proposed façade material changes.
Decision: Approved

17. Case: P14-062 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 45 Cottage Street
Block: 7903 Lot: 16
Zone: O-R Office Residential
Description: Installation of Cellular Telephone Antennas.
Decision: Approved

18. Case: P14-047 Preliminary and Final Major Site Plan & Master Plan
Applicant: The Hudson House Hotel, LLC
Attorney: Francis Schiller, Esq. & Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 2 Chapel Avenue
Block: 27503 Lot: 10, 11
Zone: Caven Point Redevelopment Plan
Description: 38,948 sf. Restaurant Conversion and rehabilitation
Decision: Approved with conditions

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19. Case: P14-039 Preliminary and Final Major Subdivision
Applicant: Coles Jersey Development Co, LLC
Attorney: Patrick McNamara, Esq. & Donald Pepe, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 296-298 Coles Street
Block: 6003 Lot: 2,3,4
6004 1,2
6005 2,13, part of 7
Zone: Jersey Avenue Park Redevelopment Plan
Description: Lot configuration change and addition of a new street
Decision: Approved
20. Case: P14-040 Preliminary and Final Major Site Plan
Applicant: Coles Jersey Development Co, LLC
Attorney: Patrick McNamara, Esq. & Donald Pepe, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 296-298 Coles Street
Block: 6003 Lot: 2,3,4
6004 1,2
6005 2,13, part of 7
Zone: Jersey Avenue Park Redevelopment Plan
Description: 863 DU; 24,000sf. of retail; and an unimproved future park
Decision: Approved
21. Case: P14-027 Preliminary and Final Major Site Plan with "c" variances
Applicant: SP HHF SUB A LLC
Attorney: John M. Marmora
Review Planner: Kristin Russell
Address: 191 Broadway
Block: 11703 Lot: 1
Zone: I - industrial
Description: 117,037 sf addition to an existing self-storage building
Deviation: parking, residential buffer, front yard setback
Decision: Approved with conditions
22. Case: P14-044 Preliminary and Final Major Subdivision with "c" variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 547 & 561 Montgomery St.
Block: 13602 Lot: 1.01, 1.02
Zone: R-4 multi-family high rise
Description: Subdivision of two existing lots into seven new lots for future housing authority development and new roads.
Variances: expansion of a non-conforming structure (new lot 1.03), lot width (new lots 1.03, 1.05 and 1.07), front yard (new lot 1.03), side yard (new lot 1.03)
Decision: Approved with conditions
23. Case: P14-045 Preliminary and Final Major Site Plan with "c" variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 547 & 561 Montgomery St.
Block: 13602 Lot: 1.01, 1.02
Zone: R-4 multi-family high rise
Description: Four new residential buildings with a total of 126 units and 107 parking spaces.
Variances: floor-to-ceiling height (4 lots), parking (3 lots), front yard setback (5 lots), parking between building and street (1 lot), bike parking (3 lots)
Decision: Approved
24. Case: P14-060 Preliminary and Final Major Site Plan with deviations
Applicant: 87 Newkirk LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 87 Newkirk Street
Block: 12204 Lot: 12
Zone: Journal Square 2060 Redevelopment Plan
Description: New 12 story, 111 unit residential building with 5,000 square feet of retail.
Variances: Building setback requirements and side yard setbacks requirements
Decision: Approved

25. Case: P14-050 Preliminary and Final Major Site Plan with deviations
Applicant: Pace Glass Inc.
Attorney: Francis Regan
Review Planner: Jeff Wenger
Address: 88-94 Bishop Street
Block: 15402 Lot: 1,2 and 6
Zone: Morris Canal Redevelopment Plan
Description: Reconstruction of industrial space for glass recycling center
Variances: yard setbacks, minimum lot size, parking. Waiver from design standards.
Decision: Approved
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 an Minor Site Plan #P14-035 submitted by Harry and John Pilitsis (2976-2980 Kennedy Blvd.)
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision #P14-033 submitted by Jersey City Redevelopment Agency (1 Berry Lane Park)
 3. Resolution of the Planning Board of the City of Jersey City Approving a Minor Site Plan #P14-042 submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless (176 Randolph Ave.)
 4. Resolution of the Planning Board of the City of Jersey City Approving a Minor Site Plan #P14-056 submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless (401 West Side Ave.)
 5. Resolution of the Planning Board of the City of Jersey City Approving a Minor Site Plan #P14-051 submitted by New York SMSA Limited Partnership d/b/a Verizon Wireless (40 Amity St.)
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with deviations #P14-041 (28 Bright St.)
 7. Resolution of the Planning Board of the City of Jersey City Approving a Minor Subdivision #P14-009 submitted by Greenland Realty, LLC (136 Summit Ave)
 8. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with deviations #P13-031 Submitted by 96-110 Tonnele Avenue Realty Group (110 Tonnele Ave.)
 9. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment #P14-026 (984-990 West Side Ave.)
 10. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan #P14-010 (136 Summit Ave.)
 11. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision #P14-044 (561 Montgomery St.)
 12. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with variances #P14-045 (547 & 561 Montgomery St.)
 13. Resolution of the Planning Board of the City of Jersey City Approving an Administrative Amendment #P13-052 (251 Newark Ave.)
 14. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan #P13-069 (358 Pacific Ave.)
 15. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Land Development Ordinance regarding height exceptions
 16. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Land Development Ordinance regarding updates to the General Development Application.

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 2, 2014

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. Case: P13-009 1-year extension - Preliminary & Final Major Site Plan
Applicant: Newport Associates Development Co.
Attorney: James McCann
Review Planner: Kristin Russell
Address: 75 Park Lane South
Block: 7203 Lot: 9
Zone: Newport Redevelopment Plan
Description: New 37-story high-rise apartment building with 405 residential units and 7,248 sf of ground floor retail. Originally approved June 4, 2013.
Decision: Approved – extended to 6/30/16
9. Case: P06-124 1-year extension - Preliminary Major Site Plan with ‘c’ variances
Applicant: Newport Associates Development Co.
Attorney: James McCann
Review Planner: Kristin Russell
Address: 310 Tenth St.
Old Block: 360 Lot: 1
New Block: 8601 Lot: 2
Zone: Jersey Avenue Redevelopment Plan Area
Description: Two new 6-story multi-family residential buildings atop the 10th Street embankment. 163 units per building (total 326 units) and 260 parking spaces. Also included is the widening of Coles Street. Originally approved Dec. 12, 2006.
Deviations: parking, front yard setback (above embankment wall), horizontal visual cue
Carried to January 6, 2015 regular meeting.
10. Case: P10-070 1-year extension to Preliminary & Final Major Site Plan
Applicant: Newport Associates Development Co.
Attorney: James McCann
Review Planner: Kristin Russell
Address: 700 Washington Blvd.
Old Block: 20 Lot: 3.21
New Block: 7302 Lot: 3.25, 3.27
Zone: Newport Redevelopment Plan
Description: New 40-story mixed-use building with 790 residential units and 15,000 sf of retail space on a 657,490 sf lot. 876 garaged parking spaces. Originally approved November 30, 2010
Decision: Approved – extended to 6/30/16
11. Case: P07-005 1-year extension - Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: James McCann
Review Planner: Kristin Russell
Address: 2 Shore Lane
Old Block: 20 Lot: 3.13
New Block: 7302 Lot: 11
Zone: Newport Redevelopment Area
Description: New 7-story mixed-use building with 48 residential units and 16,646 sf of ground floor retail space. Originally approved February 27, 2007.
Decision: Approved – extended to 6/30/16
12. 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 an Administrative Amendment to Final Site Plan # P 07-157 submitted by 110 First Street Urban Renewal Associates, LLC (110 First Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with Deviation # P14-050 submitted by Pace Glass, Inc. (88-94 Bishop Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P 14-033 submitted by McGinley Square Development Urban Renewal Co., LLC (688-700 Montgomery Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving an Administrative Amendment to Preliminary & Final Site Plan with “C” variance # P12-027 submitted by New York Street, LLC (102 York Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Land Development Ordinance regarding Site Plan thresholds.
 6. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Ocean/Bayview Redevelopment Plan revising making Administrative changes for consistency with the glossary and current Planning Law.

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

Please take notice the Planning Board took the following action at the Regular Meeting of December 9, 2014

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 2015 – **Approved.**
7. Renewal of Contractual Services for Stenographer for year 2015 – **Approved.**
8. Old Business:
9. New Business:

10. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding changes to the TOD-West subdistrict. **Approved and recommended to City Council for Adoption.**

11. Review and discussion of amendments to the Tidewater Basin Redevelopment Plan to remove nightclubs, add athletic facilities, and clarify language. **Approved with changes and recommended to City Council for Adoption.**

12. Case: P14-064 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 13-15 Olean Avenue
Block: 18203 Lot: 7
Zone: R-1 Residential
Description: Installation of Cellular Telephone Antennas.
Decision: Approved.

13. Case: P14-065 Minor Site Plan
Applicant: Newport Associates Development Co.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: Newport (all)
Block: 7301, 7303, 7202 Lot: all
Zone: Newport Redevelopment Plan Area
Description: area-wide wayfinding signage program
Decision: Approved.

14. Case: P14-014 Preliminary & Final Major Site Plan with variances
Applicant: 404 Tonnele, LLC
Attorney: Rita McKenna, Esq.
Review Planner: Kristin Russell
Address: 404 Tonnele Avenue
Block: 4601 Lot: 43, 44
Zone: HC – Highway Commercial
Description: Adaptive reuse of 27,382 sf space for future retail use.
Variances: loading, pylon sign height, building directory sign type, pylon sign area, digital sign type
Decision: Approved with conditions. No signage considered and will be heard as a separate item at a later date.

15. Case: P13-090 Preliminary & Final Major Site Plan with deviations
Applicant: Mohammed Jaffeiz
Attorney: Eugene O'Connell, Esq.
Review Planner: Jeff Wenger
Address: 60 Cottage Street
Block: 7902 Lot: 61
Zone: Journal Square 2060 - ZONE 4
Description: New 21-unit residential building
Deviations: Building height and Side yard
Decision: Approved.

16. 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 Appointment of Legal Counsel to Florio & Kenny, LLP (Edward J. Florio) beginning January 1, 2015 through December 31, 2015.
 2. Resolution of the Planning Board of the City of Jersey City Awarding a contract to Precision Reporting Services beginning January 1, 2015 through December 31, 2015.
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P14-062 submitted by NY SMSA Ltd. Partnership D/B/A Verizon Wireless (45 Cottage Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P14-043 submitted by Tovaste Baldwin, LLC (156-160 Academy Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Subdivision # P 14-039 submitted by Coles St. Development Co., LLC (296-298 Coles St. –Bl: 6003-L:2,3,4; Bl: 6004- L: 1,; B: 6005- L: 2,13 & part of 7).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P 14-040 submitted by Coles Street Development Co., LLC (296 -298 Coles Street etals).
 7. Resolution the Planning board of the City of Jersey City Approving a Master Plan Amendment to the Caven Pt. Redevelopment Plan and Preliminary & Final Site Plan # P14-047 submitted by the Hudson House Hotel, LLC (2 Chapel Avenue).