

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

Please take notice the Planning Board took the following action at the regular meeting on February 4, 2020

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Gonzalez, Thakur, Cruz, Seborowski, Torres, Langston, Gangadin, Solowsky*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business:
8. Review and Discussion of the 2018 and 2019 Annual Zoning Board of Adjustment Reports. **Approved**
9. Review and Discussion of the removal of the expiration date for the Village Redevelopment Plan. **Approved**
10. Case: P19-123 Preliminary and Final Major Site Plan with deviations
Applicant: Warren at Bay Urban Renewal LLC
Review Planner: Mallory Clark, AICP
Address: 122-142 Bay Street
Attorney: Gerard Pizzillo
Block: 11504 Lot: 2
Zone: Powerhouse Arts District
Description: Rehabilitation of landmarked Great American and Pacific Bakery and Auxiliary buildings with extension to create a 6 story office/retail project with retail at the ground floor.
Deviations: Section VI A(8) Public Art Contribution Requirement, Section VII H 20% GFA Dedication for Performance Arts, Maximum 50% GFA Office Use
Carried to February 18, 2020 with preservation of notice
11. Case: P19-067 Minor Subdivision
Applicant: Manual Mojica
Review Planner: Timothy Krehel, AICP PP
Address: 27-25 Jefferson Avenue
Attorney: Pro-Se
Block: 5902 Lot: 9
Zone: R-1
Description: Applicant proposes subdividing one 50'x100' lot into two 25'x100' lots.
Decision: Approved with conditions
12. Case: P19-145 Preliminary/Final Major Site Plan with Deviation
Applicant: 618 Pavonia LLC
Review Planner: Timothy Krehel, AICP PP
Address: 33-35 Van Reipen and 618 Pavonia Avenue
Attorney: Thomas Leane, Esq.
Block: 7905 Lot: 20-23
Zone: Journal Square Redevelopment Plan – Zone 3 Commercial Center
Description: Proposed 27 story mixed use building (Homestead Extension Bonus) with ground floor retail/commercial and 432 residential units.
Deviations: Deviation required from section 345-70.A.12 (Min. Off-street loading spaces)
Carried to February 18, 2020 with preservation of notice; testimony taken
13. Case: P19-153 Preliminary and Final Major Site plan with deviations and Interim Use
Applicant: Plaza VIII & IX Associates, LLC
Review Planner: Matt Ward
Address: 242 Hudson Street, 3 Second Street (rear)
Attorney: Don Pepe
Block: 11603 Lot: 22 and 27
Zone: Harsimus Cove Station
Description: Proposed development of a mixed-use, high-rise building (68 stories, 708.56 feet high) containing 680 residential units, 18,662 square feet of commercial space, structured garage and interim surface parking for 505 parking spaces and 3 loading spaces, new access road, public open space including waterfront walkways, updated landscaping, playground, water feature and integrated commercial stall structures (Lutze Biergarten).
Deviations: Parking to be wrapped by principal use, number of signs permitted, size of signs permitted, type of signs, height of letters, and minimum yard factor
Carried to February 18, 2020 with preservation of notice

14. Case: P19-165 Interim Use Extension
 Applicant: COA 99 Hudson, LLC
 Review Planner: Cameron Black, AICP PP
 Address: 99 Hudson
 Attorney: Thomas Leane, Esq.
 Block: 14507 Lot: 1
 Zone: Colgate Redevelopment Plan
 Description: Extension of interim use banners and window advertisement.
Decision: Approved (Commissioner Gonzalez recused)
15. Case: P19-149 Preliminary and Final Major Site Plan Amendment
 Applicant: 88 Regent Street LLC
 Review Planner: Mallory Clark, AICP
 Address: 88 Regent Street
 Attorney: James McCann, Esq.
 Block: 14002 Lot: 1.06 and 1.02
 Zone: Liberty Harbor North Redevelopment Plan
 Description: Amendments to unit mix (overall count consistent with approval), reconfiguration of ground floor lobby and retail spaces, adjustments to parking garage layout, and adjustments to amenity floors.
Decision: Approved with conditions
16. Case: P19-188 Extension of a Preliminary and Final Major Site Plan with deviations
 Applicant: Classic Builders, LLC
 Review Planner: Cameron Black, AICP PP
 Address: 340-348 West Side Avenue
 Attorney: Charles Harrington, Esc
 Block: 22202 Lot: 3, 4, 5, 6, and 7
 Zone: West Side Avenue Redevelopment Plan
 Description: 2-year extension of a 5-story 60 unit mixed use building with 30 parking spaces.
Carried to date uncertain; re-notice required
17. Case: P19-093 Preliminary and Final Major Site Plan with deviation
 Applicant: 407 Ege B LLC
 Review Planner: Cameron Black, AICP PP
 Address: 3-7 Bennett Street
 Attorney: Gerard Pizzillo, Esq.
 Block: 20701 Lot: 1-2
 Zone: Water Street
 Description: A 1-story (2,365 square feet) Starbucks Café that will include a drive through and 24 parking spaces on a 30,986 square foot lot
 Deviations: Minimum height requirement 8 stories
Decision: Approved with conditions
18. **Memorialization of the following resolutions available for review at the Division of City Planning, 1 Jackson Square Jersey City, NJ 07305**
 (1) Resolution of the Planning Board of the City of Jersey City approving a minor site plan with deviations #P19-144, submitted by Linden Avenue Investment Group, LLC (94 Belmont Ave.) B: 16702 L: 34
 (2) Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan #P19-170, submitted by Cali Harborside (fee) Associates LP (135 Greene St.) B: 11607 Lot: 1
 (3) Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan #P19-119, submitted by Jesuits of St. Peter's College, Inc. (41-45 Highland Ave.) B: 13303 Lots: 8 & 9
 (4) Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site Plan #P19-043, submitted by John and Rose Dao (32 Coles St.) B: 11113 Lot: 2
 (5) Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan with deviations #P19-040, submitted by 626 Summit Ave, LLC (622-628 Summit Ave.) B: 6701 Lots: 22-24
 (6) Resolution of the Planning Board of the City of Jersey City approving a minor site plan #P19-147, submitted by David Gottesfeld (243 third St.) B: 11109 lot: 4
 (7) Resolution of the Planning Board of the City of Jersey City approving a minor site plan with 'c' variances #P19-106 submitted by NNJ Properties, LLC (428-434 Central Ave.) B: 2202 Lots: 1 & 2
 (8) Resolution of the Planning Board of the City of Jersey City approving a minor subdviiiosn#P19-162, submitted by 22 8Sherman Ave, LLC (284 Sherman Ave.) B: 1604 lot: 38
 (9) Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan with deviations #P19-152, submitted by Jersey City Medical Center (355 Grand St.) B: 14001 Lots: 1 & 2 B:15801 Lots: 4.01 (fka 4), 5,6,& 71
 (10)Resolution of the Planning Board of the City of Jersey City approving review discussion and public hearing on the "Report Concerning the Determination of the Laurel-Saddlewood Block 11501 Study Area as an Area in Need of Redevelopment with the Power of Condemnation".
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment