

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

Please take notice the Planning Board took the following action at the regular meeting on February 18, 2020

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Gangadin, Torres, Langston, Gonzalez, Cruz, Seborowski*
4. Swear in Staff
5. Correspondence
6. Old Business:
7. 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
Decision: Approved with conditions 5-1
8. 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)
Decision: Approved with conditions 6-0
9. New Business: THE ORDER OF ITEMS ON THE AGENDA ARE SUBJECT TO CHANGE
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
Decision: Approved with conditions 6-0

11. 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.
Decision: Approved 6-0
12. Case: P19-196 Minor Site Plan with deviations
Applicant: M-C Plaza II & III LLC
Review Planner: Matt Ward
Address: 210 Hudson Street
Attorney: Don Pepe
Block: 11603 Lot: 18
Zone: Exchange Place North
Description: Storefront and signage application for installation of building canopies, two blade signs and sidewalk seating.
Deviations: signage projection from face of façade, number of signs
Decision: Approved 6-0
13. Case: P19-099 Preliminary and Final Major Site Plan
Applicant: Andres Cortes
Review Planner: Timothy Krehel, PP AICP
Address: 344 ½ 8th Street
Attorney: Rita McKenna, Esq.
Block: 8503 Lot: 32
Zone: Historic
Description: Construction additions to an existing three (3) story townhouse. Work to include new interior partitions, electrical, plumbing and HVAC. This property is within a historic district and is subject the zoning requirements and recommendations of the HPC.
Decision: Approved 6-0
14. Case: P19-143 Preliminary and Final Major Site Plan with deviations
Applicant: 416 Hoboken Avenue LLC
Review Planner: Mallory Clark, AICP
Address: 414-432 Hoboken Avenue
Attorney: Francis Regan, Esq.
Block: 6701 Lot: 6-12
Zone: Journal Square 2060 Redevelopment Plan Zone 4
Description: Whole Block development containing 2 28-story towers of 524 units, 143 parking spaces, 29,000sf of office space, 7,000sf of retail, and a large public plaza of ~5900sf
Deviations: minimum offset to parking from street, continuous 20ft circulation around block, tower setback from base, right of way preservation area, maximum building height, bulkhead setback
Decision: Approved with conditions 6-0
15. Case: P19-178 Preliminary and Final Major Site Plan with deviations
Applicant: 144 First Holdings LLC
Review Planner: Mallory Clark, AICP
Address: 144 First Street
Attorney: Eugene O'Connell
Block: 11502 Lot: 6
Zone: Powerhouse Arts District Redevelopment Plan
Description: 12 story, 81 unit structure with ground floor commercial space
Deviations: Height, Stories
CARRIED TO MARCH 24, 2020 MEETING WITH PRESERVATION OF NOTICE

16. Case: P19-181 Preliminary and Final Major Site Plan with deviations
Applicant: 360 9 Street, LLC
Review Planner: Lindsey Sigmund
Address: 367 10th Street
Attorney: Charles Harrington, Esq.
Block: 6902 Lot: 29
Zone: Enos Jones Redevelopment Plan – 9th and Brunswick Zone
Description: Proposed development of a seven (7) story residential building with fifty-four (54) residential units, including four (4) affordable units. The proposal includes a parking management plan outlining the shared use of 147 ground floor valet parking spaces. This project is the third and final phase of a mixed-use project.
Deviations: Height in feet, Garage setback, and Minimum parking spaces
CARRIED TO MARCH 10, 2020 MEETING WITH PRESERVATION OF NOTICE

17. 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 preliminary and final major site plan with deviations #P19-101, submitted by AMI Hospitality, Inc. (56-58 Cottage St.) B: 7902 Lot: 59, 60
(2) Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site Plan with deviations #P19-151, submitted by Hudson Street Investment Realty, LLC (122-124 New York Ave.) B: 4501 Lot: 1
(3) Resolution of the Planning Board of the City of Jersey City approving review discussion of amendments to the Morris Canal Redevelopment Plan regarding the Mixed Use – B Zone. Amendment petitioned by Mecca Realty Properties II, Inc
(4) Resolution of the Planning Board of the City of Jersey City approving a minor subdivision #P19-067, submitted by Manuel Mojica (27-25 Jefferson Ave.) B: 5902 lot: 9

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

19. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD