

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

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, **FEBRUARY 04, 2020** at 5:30pm in 2nd Floor Atrium in City Hall Annex at 1 Jackson Square, Jersey City, NJ.

PLEASE NOTE: *No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will make a determination and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.*

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 ARE SUBJECT TO CHANGE
8. Review and Discussion of the 2018 and 2019 Annual Zoning Board of Adjustment Reports.
9. Review and Discussion of the removal of the expiration date for the Village Redevelopment Plan. Formal action may be taken.
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 FROM JANUARY 21, 2020 MEETING 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.
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 FROM JANUARY 21, 2020 MEETING WITH NO PRESERVATION OF NOTICE

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

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.
- CARRIED FROM JANUARY 21, 2020 MEETING WITH NO PRESERVATION OF NOTICE
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.
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.
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

18. Memorialization of Resolutions

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

20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD