

**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, December 1, 2015 at 5:30 p.m.** in the Council Chambers, City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
8. Presentation on Routes 440/1&9T Multi-Use Urban Boulevard (informational item, no action required)
9. Case: P15-090 Minor Site Plan Interim Temporary Banner
Applicant: Blue Stone Holdings, 1, LLC
Attorney: George Garcia, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 827-831 Jersey Ave.
Block: 6006 Lot: 1.01
Zone: Jersey Avenue Park Redevelopment Area
Description: Requesting two interim Banners for 1 year
10. Case: P15-089 Minor Site Plan
Applicant: NY SMSA LTD, Partnership DBA Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 555 a/k/a 525 Route 440
Block: 21901 Lot: 10
Zone: Bayfront Redevelopment Area
Description: Installation of 3 cell antenna sectors on rooftop sled mounts and support equipment at grade.
11. Case: P09-005.1 Amended Preliminary and Final Major Site Plan with deviations
Applicant: 837 Jersey Avenue LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 837 Jersey Avenue
Block: 6006 Lot: 2
Zone: Jersey Avenue Park Redevelopment Plan
Description: Alterations to site plan, minor facade changes.
Deviations: signage
12. Case: P07-013.1 Major Site Plan Amendment
Applicant: Pushtel Construction, Inc.
Attorney: Charles Harrington
Review Planner: Willow Latham
Address: 854-860 Newark Avenue
Block: 7806 Lot: 20&21
Zone: NC
Description: Alterations to site plan, minor facade changes. Waiver sought for drive aisle ramp width.
13. Case: P15-078 Minor Subdivision with deviations
Applicant: Laxmi Ma Academy Ure, LLC
Attorney: Donald Pepe
Review Planner: Jeff Wenger
Address: 147 and 153 Academy Street
Block: 1209 Lot: 2 and 3
Zone: Journal Square 2060 Redevelopment Plan
Description: Reconfiguration of two lots.
Deviations: Minimum Lot Area, Minimum Lot Width

14. Case: P14-066 Preliminary and Final Major Site Plan with deviations
Applicant: H.N. Realty, Inc.
Attorney: Rita McKenna
Review Planner: Jeff Wenger
Address: 789-791 Newark Ave
Block: 9402 Lot: 1
Zone: Journal Square 2060 Redevelopment Plan
Description: Addition to existing hotel.
Deviations: Building height, rear building stepback
15. Case: P15-065 Preliminary and Final Major Site Plan with deviations
Applicant: Bergen Academy Associates, LLC
Attorney: Francis Reagan
Review Planner: Jeff Wenger
Address: 880 Bergen Ave
Block: 13402 Lot: 17, 18, 19
Zone: Journal Square 2060 Redevelopment Plan
Description: Adaptive reuse conversion to residential use.
Deviations: Floor area, lot coverage, building design.
16. Case: P15-088 Preliminary and Final Major Site Plan with Deviations
Applicant: Monitor Maple, LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Matt Ward
Address: 65-71 Monitor Street & 260-266 Pine Street
Block: 19004 Lot: 1-5, 36 & 37
Zone: Morris Canal Redevelopment Plan
Description: Application for a 5-story mixed use building with 72 dwelling units, including 3 affordable units, 28 parking spaces, and 879 square feet of ground floor retail space.
Deviations: Number, height, location and size of signs; height of parking garage; and, location of bike parking.
17. Re-Certification of the following Artists approved at the November 11th, 2015:
Andrew Baron, Jaz Graf, Ekaterina Abramove, Suzanne Laura Kamin.
18. Memorialization of Resolutions
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD