

**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, April 21, 2015** at **5:30 p.m.** in the Council Chambers in 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. Reorganization
7. Old Business:
8. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE.**
9. Review and discussion of amendments to the Tidewater Basin Redevelopment Plan adding Medical Offices as a permitted use in the Waterfront subdistrict. Formal action may be taken.
10. Presentation updating Berry Lane Park Section 31 review.
11. 525 Montgomery St., Hudson County Schools of Technology Section 31 review.
12. Review and discussion of amendments to the Morris Canal Redevelopment Plan amending the TOD-W subdistrict. Formal action may be taken.
13. Review and discussion of expanding R-1A in Ward A. Formal action may be taken.
14. Case: P15-023 Minor Site Plan
Applicant: New York SMSA Limited Partnership D/B/A Verizon Wireless
Attorney: Frank Ferraro, Esq.
Review Planner: Matt Ward
Address: 500 Garfield Ave.
Block: 26001 Lot: 42
Zone: R-1 Residential
Description: Installation of Cellular Telephone Antennas.
15. Case: P12-037 Administrative Amendment to Major Site Plan
Applicant: New York St. LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 102 York St.
Block: 14301 Lot: 13
Zone: Paulus Hook
Description: Façade modifications. Historic Preservation Commission recently granted a Certificate of Appropriateness.
16. Case: P15-005 Minor Subdivision
Applicant: 27 Ravine Ave. LLC
Attorney: Rita McKenna
Review Planner: Kristin Russell
Address: 27-31 Ravine Ave.
Block: 5009 Lot: 1
Zone: R-1, 1 One- and Two-Family Residential
Description: Subdivide one oversized lot into three conforming lots
17. Case: P13-053.1 Administrative Amendment to Preliminary & Final Major Site Plan
Applicant: 360 9th St. LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 364 Ninth St.
Block: 6902 Lot: 29
Zone: Ninth & Brunswick Redevelopment Plan
Description: Originally approved on August 20, 2013 and amended several times subsequently. Current revisions include a reduction in units, rooftop changes, removal of garage entries, and changes to the lobby and first floor uses.
18. Case: P15-014 Minor Subdivision
Applicant: 333 Grand Street, LLC
Attorney: Marjorie M. Mocco, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 333 Grand Street
Block: 14002 Lot: 1.01
Zone: Liberty Harbor North Redevelopment Plan
Description: Changing two lots into three to allow for the construction of the building at the corner of Grand Street and Jersey Avenue

19. Case: P15-015 Preliminary & Final Major Site Plan
Applicant: 333 Grand Street, LLC
Attorney: Marjorie M. Mocco, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 333 Grand Street
Block: 14002 Lot: 1.01
Zone: Liberty Harbor North Redevelopment Plan
Description: 12 Story building to contain 233 residential units approximately 26,000sf. of commercial space. Parking is to be provided in the River Street Parking garage. The site plan will allow for the continuation of 134 surface parking spaces associated with the interim use.
20. Case: P14-002 Preliminary and Final Major Site Plan with Deviations
Applicant: Holland Park Block 329, LLC
Attorney: Frank X. Regan, Esq.
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 286 Coles Street
Block: 20103 Lot: 53
Zone: Jersey Avenue Park Redevelopment Plan
Description: 55 DU Residential Building
Deviation: sidewalk width, residential building setback
21. Case: P15- 024 Minor Site Plan with deviations
Applicant: Continuum Design
Attorney: Rita McKenna
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 220 York Street
Block: 14102 Lot: 35.01
Zone: Majestic II Redevelopment Plan & the Van Vorst Park Historic District
Description: New infill construction of a 3-story, 4 DU Residential Townhouse
Deviation: lot coverage
22. Certification of the following Artist approved as per the April 7, 2015 meeting of the Artist Certification Board: Irene Christensen
23. Memorialization of Resolutions
24. Executive Session, as needed, to discuss litigation, personnel or other matters
25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD