

**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 15, 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. Renewal of Contractual Services for Board Attorney for year 2016
7. Renewal of Contractual Services for Stenographer for year 2016
8. Old Business:
9. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
10. Review and Discussion of amendments to the R-3 Zone District. Formal action may be taken.
11. Review and Discussion of proposed amendments to the Water Street Redevelopment Plan to permit an affordable housing bonus. Formal action may be taken.
12. Section 31 Review pursuant to NJSA 40:55D-31 for New Police Headquarters at 400 US Hwy # 1.
13. Case: P13-040.1.01 Administrative Amendment
Applicant: Jersey Avenue MM, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 532-536 Jersey Avenue; 168-170 Columbus Drive
Block: 12704 Lot: 20, 21, 28, 29
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Entry canopy.
11. 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.
Carried from December 1, 2015 meeting.
12. Case: P15-041.1 Minor Site Plan Amendment
Applicant: Drew Fletcher
Attorney: Rita McKenna
Review Planner: Matt Ward
Address: 245-247 York Street
Block: 14106 Lot: 13 & 14
Zone: Van Vorst Park Historic
Description: Proposed amendment to a Minor Site Plan approval to account for discovered structural deficiencies including removal of an exposed party wall and altering the roofline.
13. Case: P15-091 Preliminary and Final Major Site Plan with Deviations
Applicant: PS First Hudson Urban Renewal, LLC
Review Planner: Jeff Wenger
Address: 133 Second Street
Block: 11503 Lot: 1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Adaptive reuse of existing warehouse for self storage facility with ground floor retail.
Deviation: Mechanical screening, placement of public art, planting schedule, parking aisle width.
14. Certification of the following Artist Approved at the December 2, 2015 meeting of the Artist Certification Board:

Julia F. Lomba
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD