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, May 24th, 2016 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


9. Case: P07-047 One Year Extension of Preliminary Site Plan Approval with Deviations
   Applicant: 209 Ninth Street, LLC
   Review Planner: Maryann Bucci-Carter, PP, AICP
   Attorney: Eugene P. O’Connell
   Address: 209 Ninth Street
   Block: 251 Lot: 57
   Zone: Ninth & Brunswick Redevelopment Plan
   Description: One year extension originally granted by the Planning Board November 20, 2007 and memorialized on April 8th, 2008.

10. Case: P14-044 Extension of Preliminary & Final Major subdivision with variances
    Applicant: J.C.H.A.
    Review Planner: Matt Ward
    Attorney: Charles Harrington
    Address: 561 Montgomery
    Block: 13602 Lot: 1.01
    Zone: R-4 Multi-Family High Rise
    Description: Extension of additional 190 days to file the Plat originally signed by the Chairman and Board Secretary on February 16, 2016 in order that financing can be finalized prior to recording the plat.

11. Case: P07-005 Second One Year Extension of Preliminary Major Site Plan Approval
    Applicant: 2 Shore Lane North, LLC
    Attorney: Lisa A. John-Basta
    Review Planner: Maryann Bucci-Carter, PP, AICP
    Address: 2 Shore Lane
    Old Block: 20 Lot: 3.13 & 3.06
    New Block: 7302 Lot: 11
    Zone: Newport Redevelopment Plan
    Description: New 7-story mixed-use building with 48 residential units and 16,646 sf of ground floor retail space. Originally approved February 27, 2007 and granted a one year extension of approval on December 2, 2014 to June 30, 2016.

12. Case: P15.010.001 Administrative Amendment
    Applicant: LT Realty Company, LLC
    Review Planner: Willow Latham
    Attorney: E. Neal Zimmermann
    Address: 33 Hudson St.
    Block: 14504 Lot: 1
    Zone: Colgate Redevelopment Plan
    Description: Removal and replacement of the existing vestibule and accompanying minor changes to front entryway façade.

13. a. Case: P15-098 Minor Subdivision with “c” variances
    Applicant: AB Cruz Construction, Inc.
    Review Planner: Willow Latham
    Attorney: Charles Harrington
    Address: 20 Thorne St.
    Block: 2805 Lot: 41
    Zone: R-1, One and Two Family Housing District
    Description: Subdivision of one (1) oversized lot into three (3) nonconforming lots.
    Variance: Lot area (3), Lot width (3).

b. Case: P15-098
    Applicant: AB Cruz Construction, Inc.
    Review Planner: Willow Latham
    Attorney: Charles Harrington
    Address: 20 Thorne St.
    Block: 2805 Lot: 41, 41.01, 41.02, 41.03
    Zone: R-1, One and Two Family Housing District
    Description: Construction of 3, 2-family buildings on 3 pending subdivision approvals
    Variance: % of ground floor garage dimensions, minimum garage dimensions
14. Case: P16-030  Preliminary/Final Major Site Plan  
Applicant: MC Maple Holding, LLC  
Review Planner: Matt Ward, PP, AICP  
Attorney: Robert A. Verdibello  
Address: 268 Pine Street, 72-74 Maple Street, and 81 Monitor Street  
Block: 19003  Lot: 13,14,15 & 16  
Zone: Morris Canal Redevelopment Plan  
Description: New 8-story building, 104 residential units, 3,089 sf of ground floor retail, 35 parking spaces.

15. Case: P16-027  Minor Subdivision with “C” Variances  
Applicant: Broadway West Associates LLC  
Review Planner: Jeff Wenger  
Attorney: Francis Regan  
Address: 1072 & 1075 West Side Avenue  
Block: 9204  Lot: 1 & Block: 9301  Lot: 24, 27-30  
Zone: R-3 Multi-Family Mid-Rise  
Description: Consolidation of 6 tax lots into 1.  
Variance: 5 structures on 1 lot.

16. Case: P16-025  Preliminary and Final Major Site Plan with "c" Variances  
Applicant: Broadway West Associates LLC  
Review Planner: Jeff Wenger  
Attorney: Francis Regan  
Address: 1072 & 1075 West Side Avenue  
Block: 9204  Lot: 1 & Block: 9301  Lot: 24, 27-30  
Zone: R-3 Multi-Family Mid-Rise  
Description: Construction of 3 new mixed use buildings and conversion of one existing mixed use building, ranging from 3 to 8 stories for 486 residential units, 25,452 square feet of retail and 384 parking spaces.  
Variance: Maximum parking level height, Minimum setback for rooftop height exceptions.

17. Memorialization of Resolutions

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

19. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD