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. Section 31 Review pursuant to NJSA 40:55D-31 for the City Hall Annex building on Block 21201, Lot 17.01 aka 360-398 MLK Drive.

10. 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: Grove Street NDP Redevelopment Plan
    Description: One year extension originally granted by the Planning Board November 20, 2007 and memorialized on April 8th, 2008.

11. 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.

12. Case: P07-005 Second One Year Extension of Preliminary Major Site Plan Approval
    Applicant: 2 Shore Lane North, LLC
    Review Planner: Maryann Bucci-Carter, PP, AICP
    Attorney: Lisa A. John-Basta
    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.

13. 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.

14. 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: 41.01, 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
15. 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.

16. 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.

17. 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.

18. Memorialization of Resolutions

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

19. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD