1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

7. Case: P07-005 One Year Extension
   Applicant: 2 Shore Drive North, LLC
   Review Planner: Maryann Bucci-Carter, Barkha R Patel
   Attorney: Lisa A. John-Basta
   Address: 2 Shore Lane
   Block: 7302 Lot: 11
   Zone: Newport Redevelopment Plan
   Description: One year extension of 2007 preliminary major site plan approval
   Variance:

8. Case: P05-123 One Year Extension
   Applicant: 669 Bergen Avenue Jersey City LLC
   Review Planner: Matt Ward, AICP, PP
   Attorney: Charles J. Harrington, III
   Address: 669 Bergen Avenue
   Block: 16502 Lot: 28
   Zone: Neighborhood Commercial
   Description: One year extension of 2005 Preliminary and Final Major Site Plan approval.

9. Case: P13-064 One Year Extension
   Applicant: Van Leer Place, LLC
   Review Planner: Matt Ward, AICP, PP
   Attorney: Donald M. Pepe, Esq.
   Address: 110 Hoboken Avenue & 137 Hoboken Avenue
   Block: 6001 Lot: 10 and 11
   Block: 6005 Lot: 2
   Block: 6902 Lot: 15, 16 and 16.02
   Zone: Neighborhood Commercial
   Description: One year extension of 2013 Preliminary and Final Major Site Plan approval.

10. Case: P07-146 One Year Extension
    Applicant: Theodora & Thomas Titus
    Review Planner: Matt Ward, AICP, PP
    Attorney: Pro Se
    Address: 349 Arlington Avenue
    Block: 19603 Lot: 7
    Zone: R-1F
    Description: One year extension of 2013 Minor Site Plan approval for a conditional use.

11. Case: P13-010.1 One Year Extension
    Applicant: Morgan Point Urban Renewal Co., LLC
    Review Planner: Matt Ward, AICP, PP
    Attorney: George Garcia, Esq.
    Address: 159 Morgan Street & 328 Marin Blvd.
    Block: 13002 Lot: 1.01
    Zone: Powerhouse Arts District Redevelopment Plan
    Description: One year extension of 2014 Amended Final Major Site Plan approval.

12. New Business: THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE

13. Case: P16-042 Preliminary and Final Major Site Plan
    Applicant: 2 Shore Drive North, LLC
    Review Planner: Maryann Bucci-Carter, Barkha R Patel
    Attorney: Lisa A. John-Basta
    Address: 2 Shore Lane
    Block: 7302 Lot: 11, 17 &21
    Zone: Newport Redevelopment Plan
    Description: Construction of an 8 story mixed use building with 71 condominium units and 15,603 square feet of retail

14. Case: P16-027 Minor Subdivision with “C” Variances
    Applicant: Broadway West Associates LLC
    Review Planner: Jeff Wenger
    Attorney: Francis Kegan
    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.

Carried from June 14th, 2016 meeting.
15. 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: 9204Lot: 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.
Carried from June 14th, 2016 meeting.

16. Case: P15-003.1 Final Major Site Plan Amendment with Deviations
Applicant: 190 Academy Urban Renewal LLC
Review Planner: Jeff Wenger
Attorney: Charles Harrington
Address: 184-190 Academy Street
Block: 12301 Lot: 11.01
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story, 122 unit residential building with basement level retail of 2,208 square feet.
Variance: Ground floor ceiling height, residential floor ceiling height.
Carried from June 14, 2016 meeting with preservation of notice.

17. Case: P15-069 Minor Site Plan with Deviations
Applicant: Barrow St., LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Nicholas Cherami, Esq.
Address: 228 Bay Street
Block: 11403 Lot: 26
Zone: 8 Erie Street Redevelopment Plan
Description: New 4-story building with 4 dwelling units.
Deviation: Minimum rear yard and side yard.
Carried from June 14, 2016 meeting with preservation of notice.

18. Case: P16-033 Preliminary and Final Major Site Plan with Deviations
Applicant: LBM Group
Review Planner: Matt Ward, PP, AICP
Address: 829-843 Garfield Avenue
Block: 22704 Lot: 7, 8 and 9
Zone: Canal Crossing Redevelopment Plan
Description: New five-story mixed-use building containing 108 dwelling units of which 10 are affordable units, 76 parking spaces and roughly 10,000 square feet of ground floor retail.
Deviation: Unit mix breakdown, maximum height, minimum rear yard

19. Case: P16-038 Minor Subdivision with "c" variances
Applicant: G to K, LLC
Review Planner: Willow Latham
Address: 237-239 Gates Ave
Block: 29104 Lot: 16
Zone: R-1
Description: Subdivision of 1 oversized, shallow lot into 2 nonconforming lots
Variances: Lot depth, lot area

20. Case: P16-037 Minor Site Plan
Applicant: MEPT Newport Tower, LLC
Review Planner: Willow Latham
Address: 525 Washington Blvd
Block: 7303 Lot: 9
Zone: Newport Redevelopment Plan
Description: Revised landscaping and signage plan

21. Memorialization of Resolutions
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD