THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE

8. Review and discussion of the proposed Jackson Hill Redevelopment Plan to replace the existing Martin Luther King Drive and Monticello Avenue Redevelopment Plans. Formal action may be taken.

9. Review and discussion of amendments to the Lafayette Park Redevelopment Plan. Formal action may be taken.

10. Review and discussion of amendments to the Montgomery Gateway Redevelopment Plan to add residential as a permitted use in the Rehabilitation district. Formal action may be taken.

11. Case: P06-124.4 Amended Final Site Plan
Applicant: 25 Columbus Circle #59B, LLC
Review Planner: Maryann Bucci Carter, PP, AICP and Barkha R Patel
Attorney: James C. McCann, Esq.
Address: 270 Tenth Street (aka the Embankment House)
Block: 8602 Lot: 2
Zone: Newport Redevelopment Plan
Description: Reconfiguration of parking
Deviation: Number of signs

12. Case: P06-124.3 Amended Preliminary and Final Major Site Plan with Deviation
Applicant: 25 Columbus Circle #59B, LLC
Review Planner: Maryann Bucci Carter, PP, AICP and Barkha R Patel
Attorney: James C. McCann, Esq.
Address: 310 Tenth Street (aka the Revetment)
Block: 8601 Lot: 2
Zone: Newport Redevelopment Plan
Description: Construction of new residential building (Revetment) with 6 stories, 163 residential units ranging from studios to 3 bedrooms and a total of 163 parking spaces
Deviation: Maximum utility room frontage and required building stepback

13. Case: P16-048 Preliminary and Final Major Site Plan with Deviations
Applicant: 184 Morgan Street Associates Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Marjorie M. Mocco, Esq.
Address: 331 Marin Boulevard
Block: 13601 Lot: 8-22
Zone: Morgan Grove Marin Redevelopment Plan
Description: A mixed-use high rise building with 448 dwelling units, 5,110 square feet of ground floor commercial, 6,470 square foot theater, and a valet parking garage with 116 spaces
Deviation: Maximum utility room frontage and required building stepback

14. Case: P16-043 Preliminary and Final Major Site Plan with Deviations
Applicant: The Roxy Urban Renewal Company, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Eugene T. Paolino, Esq.
Address: 201 Cornelison Avenue
Block: 13601 Lot: 12
Zone: Beacon Redevelopment Plan
Description: Renovation and restoration of an existing historically significant building as a mixed use building with 64 dwelling units, 1,970 square feet of ground floor commercial, and 9 on-site and 15 off-site parking spaces
Deviation: Minimum required parking

15. Case: P16-007 Preliminary and Final Major Site Plan with Deviations
Applicant: GND Builders, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J Harrington, III, Esq.
Address: 313-321 Pine St & 412-418 Whiton St
Block: 17905 Lots: 6, 7, 8, 17, and 18
Zone: Morris Canal Redevelopment Plan
Description: A phased development of two 6-story residential apartment buildings with 44 units and 29 parking spaces in phase 1 and 36 units and 28 parking spaces in phase 2
Deviations: Two curb cuts, minimum drive aisle width, minimum rear yard setback

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: S structures on 1 lot
Carried From June 28th, 2016 meeting

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
Carried From June 28th, 2016 meeting
18. Case: P16-041 Preliminary & Final Site Plan with “C” variances
   Applicant: 206 York Group, LLC
   Review Planner: Willow Latham
   Attorney: Jason Tuvel, Esq.
   Address: 206 York Street
   Block: 14102 Lot: 14
   Zone: Van Vorst Park Historic District
   Description: Expansion of an existing four-story townhouse to the rear, with historical renovation of front façade and demolition of an existing one-story stucco garage.
   Variance: Maximum Building Coverage

19. Case: P16-028 Preliminary & Final Site Plan with “C” Variance
   Applicant: 208 York Group, LLC
   Review Planner: Willow Latham
   Attorney: Jason Tuvel, Esq.
   Address: 208 York Street
   Block: 14102 Lot: 15
   Zone: Van Vorst Park Historic District
   Description: Expansion of an existing four-story townhouse to the rear, with historical renovation of front façade and demolition of an existing masonry shed.
   Variance: Maximum Building Coverage

20. Case: P16-051 Minor Site Plan with “C” Variances
   Applicant: 87 Bright Street JC, LLC
   Review Planner: Willow Latham
   Attorney: Charles Harrington, Esq.
   Address: 87 Bright Street
   Block: 13905 Lot: 12
   Zone: Van Vorst Park Historic District
   Description: Rehabilitation of an existing two-story structure and addition of two stories to create a four-story, two-unit residential building with two garage spaces.
   Deviation: Maximum height; on-site parking; front yard setback

21. Case: P16-040 Minor Site Plan
   Applicant: Dollar Tree Stores, Inc.
   Review Planner: Jeff Wenger
   Attorney: Matthew Tomasco, Esq.
   Address: 3000 JFK Blvd.
   Block: 6505 Lot: 13.02
   Zone: Journal Square 2060 Redevelopment Plan
   Description: Store signs
   Waiver: Sign size and placement.

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

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD