

**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, July 19th, 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

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
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: Number of signs
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: 11507 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 setback
CARRIED TO AUGUST 16, 2016 MEETING WITH PRESERVATION OF NOTICE
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: 17505 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: 5 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