

**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, June 14th, 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:
 - Case: P12-054.1.001 Administrative Amendment
 - Applicant: Public Service Electric and Gas Company
 - Review Planner: Maryann Bucci-Carter PP, AICP
 - Attorney: Robert Verdibello
 - Address: 427-451 Grand Street
 - Block: 15702 Lots: 1,6,8 & portions of 4 & 5
 - Zone: Grand Jersey Redevelopment Plan
 - Description: Install decorative gate and add a curbcut for access.
7. New Business:

THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE
8. Section 31 Review pursuant to NJSA 40:55D-31 for Great Futures Charter High School - 350 Montgomery Street.
9. Review and discussion of amendments to the Village Redevelopment Plan to permit apartment buildings on Block 12701, Lots 8, 9, 10 and 12. Formal action may be taken.
10. Case: P16-034 Preliminary and Final Major Site Plan
 - Applicant: Arshad Malik
 - Review Planner: Willow Latham
 - Attorney: Pro Se
 - Address: 18 Chopin Court
 - Block: 12505 Lot: 4
 - Zone: Montgomery Street Redevelopment Area, Residential B Zone
 - Description: 2 story, 3 bedroom addition to existing single-family dwelling, no variances.
11. Case: P16-024 Preliminary and Final Major Site Plan
 - Applicant: 255 Newark JC Group, LLC
 - Review Planner: Matt Ward, PP, AICP
 - Attorney: Jason R. Tuvel, Esq.
 - Address: 255 Newark Avenue
 - Block: 11110 Lot: 3
 - Zone: Village Redevelopment Plan
 - Description: Vertical and rear addition to construct a 4-story mixed use building with ground floor commercial and 3 dwelling units above.
12. 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.
13. Case: P15-011 Final Major Site Plan with Deviations
 - Applicant: 207 Van Vorst Realty Company (Phase II) LLC
 - Review Planner: Jeff Wenger
 - Address: 193 Van Vorst Street
 - Block: 14205 Lot: 15, 17.01, 18
 - Zone: Tidewater Basin & Liberty Harbor North Redevelopment Plans
 - Description: New 16 story mixed use structure with 153 residential units, 4,866sf of retail, with parking provided in phase 1, and a public plaza.
 - Deviation: Maximum number of stories.
14. **Certification of one Artist Approved by the Artist Certification Board meeting of June 7th, 2016:**
 1. **Justin Dobish**
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.

Carried from May 24th, 2016 meeting.
To be carried to June 28th, 2016 meeting.

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.
Carried from May 24th, 2016 meeting.
To be carried to June 28th, 2016 meeting.
17. Case: P16-039 Preliminary and Final Major Site Plan with Deviations
Applicant: 16 Bennett Street, LLC
Review Planner: Jeff Wenger
Attorney: Eugene Paolino
Address: 148-152 Clark Street & 16 Bennett Street
Block: 20702 Lot : 60-61
Zone: Water Street Redevelopment Plan
Description: Construction of new 5 story, 63 unit residential building with 57 parking spaces.
Deviations: Landscape buffer, maximum size of roof top appurtenance enclosure.
18. Memorialization of Resolutions
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD