

**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, May 24th, 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. Section 31 Review pursuant to NJSA 40:55D-31 for Paulus Hook Park.
9. 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: Ninth & Brunswick Redevelopment Plan
Description: One year extension originally granted by the Planning Board November 20, 2007 and memorialized on April 8th, 2008.
10. 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.
11. Case: P07-005 Second One Year Extension of Preliminary Major Site Plan Approval
Applicant: 2 Shore Lane North, LLC
Attorney: Lisa A. John-Basta
Review Planner: Maryann Bucci-Carter, PP, AICP
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.
12. 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.
13. 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

14. 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.
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.
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.
17. Memorialization of Resolutions
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD