

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the regular Meeting of June 28, 2016

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
Error – Listed for memorialization (Approved at May 24, 2016 hearing)

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.
Decision: Approved

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.
Decision: Approved

10. Case: P07-146 One Year Extension
Applicant: Theodora & Thomas Titus
Review Planner: Matt Ward, AICP, PP
Attorney: Rita McKenna, Esq.
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.
Decision: Approved

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 Redevelopment Plan
Description: One year extension of 2014 Amended Final Major Site Plan approval.
Decision: Approved

12. New Business: -

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
Decision: Approved

14. 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.
Decision: Carried to an unspecified date

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: 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.
Decision: Carried to an unspecified date
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.
Decision: Approved
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.
Decision: Approved
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
Decision: Approved with conditions
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
Decision: Approved
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
Decision: Approved with conditions
21. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th Floor, JC, NJ
1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with deviations #P15-069 submitted by 307 Barrow Street, LLC (22 8Bay St.)
2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Preliminary and Final Major Site Plan # P13-038.01, submitted by Public Service Electric & Gas Company (615-657 Monmouth St.)
3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan #P16-034 submitted by Arshad Malik (18 Chopin Ct.)
4. Resolution of the Planning Board of the City of Jersey City Approving a 1 Year Extension #P07-005, submitted by 2 Shore Drive North, LLC (2 Shore Ln.)
5. Resolution of the Planning Board of the City of Jersey City Approving site plan amendment #P15-003.1 submitted by 190 Academy Urban Renewal, LLC (184-190 Academy St.)
6. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan with Deviations for Phase II #P15-011, submitted by 201 Van Vorst Street Realty Company (Phase II), LLC (193 Van Vorst St.)
7. Resolution of the Planning Board for the City of Jersey City Approving Section 31 review for Great Futures Charter High School (350 Montgomery St.)
8. Resolution of the Planning Board of the City of Jersey City Approving the review and discussion of amendments to the Village Redevelopment Plan to permit apartment buildings on Block 12701, Lots 8, 9, 10 and 12