

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

Please take notice the Planning Board took the following action at the regular Meeting of June 14, 2016.

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.
  - Decision: Approved**
7. New Business:
8. Section 31 Review pursuant to NJSA 40:55D-31 for Great Futures Charter High School - 350 Montgomery Street.  
**Recommended to City Council for Adoption.**
9. Review and discussion of amendments to the Village Redevelopment Plan to permit apartment buildings on Block 12701, Lots 8, 9, 10 and 12. **Approved**
10. Case: P16-034 Preliminary and Final Major Site Plan
  - Applicant: Arshad Malik
  - Review Planner: Willow Latham
  - Attorney: Eugene O'Connell, Esq.
  - 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.
  - Decision: Approved**
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.
  - Decision: Approved with conditions**
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.
  - Decision: Carried to the June 28, 2016 Meeting**
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.
  - Decision: Approved**
14. Certification of one Artist Approved by the Artist Certification Board meeting of June 7<sup>th</sup>, 2016:
  1. Justin Dobish - **Approved**
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.
  - Decision: Carried to the June 28, 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.  
**Decision: Carried to the June 28, 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.  
**Decision: Approved**
18. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> Floor, JC, NJ
1. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment to Preliminary & Final Site Plan #P15-010.001 submitted by LT Realty Company, LLC (33 Hudson St.)
  2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances #P15-098.1 submitted by AB Cruz Construction, Inc. (20 Thorne St.)
  3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c" variances #P15-098.2 submitted by AB Cruz Construction, Inc. (20 Thorne St.)
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan #P16-030 submitted by MC Maple Holding, LLC (268 Pine St., 72-74 Maple St., & 81 Monitor St.)
  5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with deviations #P16-020 submitted by Ash Urban Development, LLC (2-16 Ash St., & 442-446 Whiton St.)
  6. Resolution of the Planning Board of the City of Jersey City memorializing the review and discussion of the capital improvement project identified as Paulus Hook Park
  7. Resolution of the Planning Board of the City of Jersey City memorializing the review and discussion of the Capital Improvement project identified as the City Hall annex building
  8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan #P15-100 submitted by Tovaste Baldwin, LLC (156-160 Academy St.)

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD