

**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 24, 2011 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, 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:

8. Review and Discussion of the Liberty Harbor North Redevelopment Plan to amend the street grid and extend Grove Street through to Regent Street, expand Morris Park, and adjust the Building Regulating Plan for Blocks 5.5 and 5 to increase height and density. Formal Action may be taken.

9. Review and Discussion of amendments to the Exchange Place North Redevelopment Plan to add a deviation clause. Formal Action may be taken.

10. Review and Discussion of amendments to the Land Development Ordinance regarding mezzanine definition. Formal action may be taken.

11. Review and Discussion of amendments to the Land Development Ordinance regarding signage standards in the Historic districts. Formal action may be taken.

12. Review and discussion of a proposed amendment to the Morris Canal Redevelopment Plan to allow All Saints School to be converted to residential use. Formal action may be taken.

13. Case: P11-037 Preliminary & Final Major Site Plan
Applicant: Grand LHN I Urban Renewal, LLC
Attorney: Charles Harrington III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 18 Park Avenue (175 Marin Blvd)
Block: 60.15 Lots: 1 and R-O-W around the perimeter of the block and pedestrian Light Rail Crossing at St. Peter's Street and the Luis Munoz Marin Blvd. Station Platform.
Zone: Liberty Harbor North Redevelopment Plan
Description: New Construction of an Eleven (11) Story residential building with ground floor commercial use, including a restaurant at the Corner of Marin & Morris Blvd., retail along Morris and the Boys and Girls Club along the Western end of Morris and St. Peter's Street. Accessory parking and amenities are also provided within a hidden garage structure.
Deviation: No raised stoops or fencing around townhomes, Boys & Girls Club signage, façade articulation, tree planting distance

14. Case: P11-037 Preliminary & Final Major Site Plan
Applicant: 292-294 Newark Street, LLC (c/o Ironstate Development Co.)
Attorney: Charles Harrington III, Esq.
Review Planner: Sandra Sung & Maryann Bucci-Carter, PP, AICP
Address: 292-294 Newark Avenue
Block: 387 Lots: 12, 13, 37, 38, & 39
Zone: NC-Neighborhood commercial
Description: Demolish existing building and construct new residential Building with 52 dwelling units, ground floor commercial space and on-site parking.
Variances: Number of Parking Spaces, Rear Yard Setback

15. Case: P11-032 Minor Subdivision with "c" variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington III, Esq.
Review Planner: Kristin Russell
Address: 563 Montgomery St.
Block: 2116 Lots: P
Zone: R-4, Multi-family High-rise
Description: Existing 244,749 sf lot with multi-family affordable housing buildings to be subdivided to separate out one 26,071 sf lot with one multi-family building to be rehabilitated and reused for senior housing.
Variances: minimum side yard, minimum rear yard, minimum/maximum front yard
16. Case: P11-033 Preliminary Major Site Plan with "c" variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington III, Esq.
Review Planner: Kristin Russell
Address: 563 Montgomery St.
Block: 2116 Lots: P
Zone: R-4, Multi-family High-rise
Description: Existing 10-story multi-family building to be rehabilitated and reused as senior housing, with 68 units proposed.
Variances: Parking, min/max front yard, minimum side yard, minimum rear yard
17. Case: P03-128.1 Final Site Plan
Applicant: Athena Jersey City Urban Renewal Co.
Attorney: James C. McCann, Esq..
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 389 Washington Street & 108 First Street
Block: 109 Lots: 1 & 4 and Adjacent Park
Zone: Hudson Exchange Redevelopment Plan
Description: Final Site Plan conformance review for the 'A' Condominium building and the adjacent public park.
18. Case: P11-030 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard Stanzione
Review Planner: Jeff Wenger
Address: 55 Skillman Ave
Block: 634 Lots: 213
Zone: R-3, Multi-family Midrise
Description: Equipment addition to existing cell antenna installation
19. Memorialization of Resolutions
20. Executive Session, as needed, to discuss litigation, personnel or other matters
21. Adjournment