

**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 15, 2012 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 amendments to the Newport Redevelopment Plan. Formal action may be taken. Summary: This amendment replaces old maps with new, more legible maps and eliminates outdated block and lot numbers. Definitions which already exist in the Land Development Ordinance have been removed.

9. Review and discussion of amendments to the Turnkey Redevelopment Plan. Formal action may be taken. Summary: This amendment replaces old maps and block/lot numbers with new numbers and eliminates outdated uses.

10. Case: P11-002 Administrative Amendment
Applicant: Archer Cohen
Attorney: Jon Campbell
Review Planner: Jeffrey Wenger
Address: 60 Van Reipen Avenue
New Block 17301 Lot: 14
Zone: Journal Square Redevelopment Plan
Description: Side access ramp and basement windows.

11. Case: P08-017.1 Final Major Site Plan
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington, Esq.
Review Planner: Kristin Russell
Address: 516-520 Bergen Avenue
Old Block: 1931 Lot: 1 & 1.A
New Block: 17905 Lot: 1
Zone: Monticello Avenue Redevelopment Plan
Description: Originally approved November 5, 2008 and amended July 21, 2009. 4-story mixed use building with 18 residential units and 5,493 sf of ground floor retail space.
Waivers: signage

12. Case: P09-021 Amended Preliminary & Final Major Site Plan with deviation
Applicant: Victor Ghatas
Attorney: Jon P. Campbell, Esq.
Review Planner: Kristin Russell
Address: 147 Monticello Avenue
Old Block: 1921 Lot:66
New Block 16701 Lot:23
Zone: Monticello Ave. Redevelopment Plan
Description: Originally approved September 8, 2009. Unapproved changes to façade, including window size, architectural details, and height along blockfront.
Deviations: Storefront glazing
Carried from to April 3, 2012 and April 17, 2012

13. Case: P012-008 Minor Subdivision
Applicant: Marbella Towers Associates, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 425 Washington Blvd.(110 Second Street)
Old Block: 15 Lot: 28, 28-x, 46
New Block: 11603 Lot: 45, 44
Zone: Hudson Exchange Redevelopment Plan
Description: Re-configuring three lots into two

14. Case: P12-009 Preliminary & Final Site Plan w/Deviations
Applicant: Marbella Tower Associates, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 425 Washington Blvd. (110 Second Street)
Old Block: 15 Lot: 28, 28-x, 46
New Block: 11603 Lot: 45, 44
Zone: Hudson Exchange Redevelopment Plan
Description: New Construction of 311 Residential Units with 5,745 sf. of retail
Deviations: Monument signage, temporary leasing signage, yard requirements, loading requirements and minimum improved open space
15. Case: P12-014 Preliminary & Final Major Subdivision
Applicant: Grand LHN III, Urban Renewal LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 237 Grand Street, 1 Canal Street & Grove Square R-O-W
New Block 15901 Lot: 1, 2, 3
Zone: Liberty Harbor North Redevelopment plan
Description: Creation of 5 including the extension of Grove Street and Regent Street the creation of new blocks between and around these new Streets.
16. Case: P12-015 Preliminary & Final Major Site Plan with Deviations
Applicant: Grand LHN III, Urban Renewal LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 237 Grand Street, 1 Canal Street & Grove Square R-O-W
New Block 15901 Lot: 1, 2, 3
Zone: Liberty Harbor North Redevelopment plan
Description: Two new mixed use residential buildings; 1. 549 DU and 6,380 sf. of retail; 2. 131 DU and 10,562sf. retail and 376 parking spaces.
Deviation: Buildings on two adjacent blocks designed by one architect.
17. Case: P08-049 Preliminary & Final Major Site Plan with Deviations
Applicant: GND Builders LLC
Attorney: Jon Campbell, Esq.
Review Planner: Kristin Russell
Address: 191-193 Van Horne St.
New Block 20101 Lot: 49 & 50
Zone: Morris Canal
Description: new two-family building
Deviations: lot width, lot area, garage dimensions
Carried from May 1, 2012
18. Case: P12-016 Preliminary & Final Major Site Plan
Applicant: Hoda Osman
Attorney: Jon Campbell, Esq.
Review Planner: Kristin Russell
Address: 310 Ninth St.
New Block 8606 Lot: 33
Zone: Ninth Street II Redevelopment Plan
Description: Two-story addition to existing single family house
19. Review and discussion of the *Report Concerning the 1 Exchange Place Study Area as an Area in Need of Redevelopment*. Formal action may be taken. Summary: This report documents the conditions of the 1 Exchange Place Study Area and finds that the Study Area meets the criteria as an area in need of redevelopment.
Carried to June 5th, 2012.
20. Review and discussion of the proposed *1 Exchange Place Redevelopment Plan*. Formal action may be taken. Summary: This plan provides for a vertical addition for a hotel use at 1 Exchange Place.
Carried to June 5th, 2012.
21. Memorialization of Resolutions
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD