

**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, October 16, 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:
  - a. Case: P06-053 Administrative Amendment  
Applicant: True Vine Church  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 129 Linden Avenue  
Old Block: 1416 Old Lot: 35  
Zone: R-1 one- and two-family housing  
Description: Original approval granted May 10, 2007. Amendment is to phase the project so that the interior of the building may receive a Certificate of Occupancy. The exterior must be completed and confirmed as such in order to receive parking lot license from Division of Commerce.
7. New Business:
8. Review and discussion of amendments to the Morgan/Grove/Marin (MGM) Redevelopment Plan. Summary Statement: Revise definition of work/live. Formal action may be taken.
9. Review and discussion of amendments to the Exchange Place North Redevelopment Plan. Summary Statement: This amendment would codify changes to the redevelopment plan that reflect the site plan approvals recently granted by the Planning Board for the project known as "70-90 Columbus Drive." Formal action may be taken.
10. Case: P12-024 Minor Site Plan w/Deviations  
Applicant: Liberty Harbor North Urban Renewal LLC (Gulls Cove)  
Attorney: Rich Ower, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 201-205 Luis Munoz Marin Blvd.  
Block: 15901 Lots: 10  
Old Block: 60 Old Lots: 4  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Signage for three new ground floor tenant spaces  
Deviations: Number of signs
11. Case: P12-007 Amended Preliminary & Final Major Site Plan  
Applicant: The Ideal Supply Company  
Attorney: George Garcia  
Review Planner: Jeff Wenger  
Address: 437 & 453 Communipaw Avenue  
Block: 18901 Lots: 22 and 19  
Zone: Morris Canal Redevelopment Plan  
Description: industrial addition to existing facility
12. Case: P12-070 Preliminary & Final Major Subdivision with Deviation  
Applicant: Franklin Development Group, LLC  
Attorney: Michael Oliveira  
Review Planner: Jeff Wenger  
Address: 20 Fisk Street & 163-167 Culver Avenue  
Block: 22102 Lots: 31  
Zone: West Side Avenue Redevelopment Plan  
Description: Subdivision of one lot into 6 new development lots.  
Deviations: Lot width, lot size.
13. Case: P12-071 Preliminary and Final Major Site Plan with Deviation  
Applicant: Franklin Development Group, LLC  
Attorney: Michael Oliveira  
Review Planner: Jeff Wenger  
Address: 20 Fisk Street & 163 – 167 Culver Avenue  
Block: 22102 Lots: 31  
Zone: West Side Avenue Redevelopment Plan  
Description: Six new two-family homes  
Deviations: Side yard, rear yard.
14. Memorialization of Resolutions
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD