

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of February 24, 2009.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business

7. Case: P04-122 Final Major Site Plan
Applicant: Paulina Guterrez
Attorney: pro se
Review Planner: Kristin Russell
Address: 242 Whiton St.
Block: 2045 Lot: 45
Zone: Morris Canal Redevelopment Plan
Description: New 2-family home, originally approved on November 9, 2004.
Decision: Approved.

8. Case: P08-080 Minor Site Plan with Deviation
Applicant: Teppan Japanese Cuisine & Hibachi
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 50 Columbus Drive
Block: 138 Lot: T
Zone: Exchange Place North Redevelopment Plan
Description: Signage and entry canopy for a Japanese Restaurant tenant along the Warren St. frontage
Deviation: Minimum Sign area, Maximum Number of signs
Decision: Approved with conditions.

9. Case: P09-006 Preliminary Site Plan with Deviations
Applicant: Statue of Liberty Harbor North Redevelopment Urban Renewal LLC
Attorney: R. Guiditta Jr.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 155 Marin Blvd.
Block: 60.26 Lot: 1 & surrounding block R-O-W's
Zone: Liberty Harbor North Redevelopment Plan
Description: Phase I - 300 Unit Hotel, 12, 294 sq. retail & 738 automated stall parking garage; Phase II – 470 residential units
Deviations requested: 1. Greater than the Maximum no. of parking spaces; 2. Greater than the maximum front yard setback; 3. Separate attic unit instead of duplex; 4. Facade articulation; 5. Lack of window lintels; 6. Signage location; 7. Signage illumination; 8. Greater than maximum signage area.
Decision: Approved with conditions.

10. Case: P08-114 Preliminary Major Site Plan with Deviations
Applicant: 134 Bay Street, LLC and 126-142 Morgan Street Urban Renewal, LLC
Attorney: James McCann
Review Planner: Jeffrey Wenger
Address: 10 Provost Street;
352-358 Marin Blvd;
332-350 Marin Blvd;
143 Bay Street
Block: 140 Lot: 1
Block: 172 Lot: A
Block: 171 Lot: Plot A, Y1
Zone: Powerhouse Arts District Redevelopment Plan
Arts Theatre Residence Overlay Zone
Description: Construction of three high-rise towers with associated base, totaling 925 residential units, 44,939 square feet of retail, 16,824 square feet of art related space, a 23,663 square foot theatre, 24,000sf plaza., 917 parking spaces.
Deviations: Minimum sidewalk easement;
Minimum tower setback from base;
Rooftop recreation area;
A&P annex building façade restoration requirement;
Scattered window façade requirement
70 foot pedestrian plaza dimension
Testimony taken and continued to March 10, 2009 regular meeting.

11. Case: P08-057 Prelim. & Final Major Site Plan with “c” variances
- Applicant: Michael Romano
Attorney: Thomas DiBiasi
Review Planner: Kristin Russell
Address: 362-364 Sixth Street
Block: 416 Lot: 10.99
Zone: NC – Neighborhood Commercial
Description: Conversion of and addition to existing garage into a new 9-unit, 4-story, multi-family building with 8 garaged parking spaces.
Variances: parking aisle width
Carry to regular meeting of March 10, 2009
12. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey Approving Preliminary & Final Major Site Plan with “c” variance # P07-098 submitted by Daylight Transport (591-595 Tonnele Avenue).
 2. Resolution of the Planning Board of the City of Jersey Approving Amended Preliminary and Final Major Site Plan # P06-082.1 submitted by Richard Pronti (249 Halladay Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P08-083 submitted by Colgate Center Property Owners Association (Greene & Essex Streets – Paulus Hook Park aka Colgate Park).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P08-090 submitted by Point Capital 60 Erie St. Investors, LLC (60-66 Erie Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P08-091 submitted by Point Capital 60 Erie St. Investors, LLC (60-66 Erie Street).
13. Executive Session, as needed to discuss litigation, personnel or other matters.
14. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD