

**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 10, 2016 at 5:30 p.m.** in the Council Chambers, City Hall at 280 Grove St., 2<sup>nd</sup> floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Required reorganization - Maryann Bucci-Carter for Deputy Planning Board Secretary
6. Correspondence
7. Old Business:
  - Case: P15-045.001 Administrative Amendment to Preliminary & Final Major Site Plan
  - Applicant: 1 Edward Hart Rd., LLC
  - Attorney: Charles Harrington, Esq.
  - Review Planner: Maryann Bucci-Carter, PP, AICP
  - Address: Block: 24304 Lot: 6
  - Zone: Liberty Harbor Redevelopment Plan
  - Description: Interim Use & temporary signage for a restaurant/bar approved at the August 18, 2015 Planning Board meeting.
  
  - Case: P08-114 Extension of Preliminary Site Plan with Deviations Approval
  - Applicant: 126-142 Morgan Street Urban Renewal, LLC
  - Review Planner: Jeff Wenger
  - Attorney: James McCann
  - Address: 155 Bay Street and 352 Luis Marin Blvd.
  - Block: 11506 L: 2.01  
11509 3
  - Zone: Powerhouse Arts District Redevelopment Plan
  - Description: Project was previously approved on March 10, 2009 for all Phases. Phase 1 is substantially complete and Phase 2 construction is underway. A two year extension is being requested for Phase 3 and Phase 4.
8. New Business: **THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE**
9. Review and discussion of amendments to the Land Development Ordinance regarding the R-1 and Supplemental Zoning standards for lot sizes and side yard setbacks. Formal action may be taken.
10. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding the R-2 Zone standards and changes to Map B. Formal action may be taken.
11. Review and discussion of amendments to the Ninth and Brunswick Redevelopment Plan to permit medical offices and financial services. Formal action may be taken.
12. Review and discussion of proposed amendments to the Journal Square 2060 Redevelopment Plan clarifying the redevelopment status of certain parcels. Formal action may be taken.
13. Case: P15-049 Minor Subdivision
  - Applicant: John & Maryann LLC
  - Attorney: Nicholas Cherami, Esq.
  - Review Planner: Willow Latham
  - Address: 13-15 Parnell Place
  - Block: 27002 Lot: 7
  - Zone: R-1
  - Description: Subdivision of 1 oversized lot into 2 conforming lots.
14. Case: P07-153 Final Site Plan
  - Applicant: KRE Group Inc.
  - Review Planner: Willow Latham
  - Attorney: James McCann, Esq.
  - Address: 79 Thomas McGovern Drive
  - Block: 21508 Lots: 2
  - Zone: Liberty Harbor Redevelopment Plan
  - Description: Construction of a new warehouse
15. Case: P15-048 Minor Site Plan with Deviation
  - Applicant: John & Maryann LLC
  - Attorney: Nicholas Cherami, Esq.
  - Review Planner: Matt Ward, PP, AICP
  - Address: 108 Kearney Ave
  - Block: 22501 Lot: 47
  - Zone: Green Villa Redevelopment Plan
  - Description: Proposed 2-family home with parking
  - Deviation: Building coverage

**CARRIED FROM APRIL 19TH MEETING WITH PRESERVATION OF NOTICES**
16. Case: P15-047 Minor Site Plan with Deviation
  - Applicant: John & Maryann LLC
  - Attorney: Nicholas Cherami, Esq.
  - Review Planner: Matt Ward, PP, AICP
  - Address: 110 Kearney Ave
  - Block: 22501 Lot: 48
  - Zone: Green Villa Redevelopment Plan
  - Description: Proposed 2-family home with parking
  - Deviation: Building coverage

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17. Case: P16-020 Preliminary and Final Major Site Plan with Deviations  
Applicant: Ash Urban Development, LLC  
Review Planner: Matt Ward, PP, AICP  
Attorney: Francis X. Regan, Esq.  
Address: 2-16 Ash Street / 442-446 Whiton Street  
Block: 17502 Lots: 1-12  
Zone: Morris Canal Redevelopment Plan  
Description: Proposed 6-story multi-family building with 93 residential units, 65 parking spaces, and resident amenities.  
Deviation: Parking level height
18. Case: P16-011 Preliminary and Final Major Site Plan  
Applicant: Taraprasad Gurnani  
Review Planner: Matt Ward, PP, AICP  
Attorney: Charles J Harrington, III, Esq.  
Address: 420-424 Whiton Street  
Block: 17505 Lots: 19 & 20  
Zone: Morris Canal Redevelopment Plan  
Description: Proposed 6-story multi-family building with 30 residential units (of which, 2 units are to be dedicated as affordable housing), 13 parking spaces, and outdoor terraces.
19. Memorialization of Resolutions
20. Executive Session, as needed, to discuss litigation, personnel or other matters
21. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD