

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of March 10, 2009.

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

Case: P02-099.2 Administrative Amendment (low-rise residential)
Applicant: W.A. Residential Urban Renewal Co. LLC
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 100 Caven Pt. Road
Block: 1497 Lot: 33, 34, 35 f.k.a 28 & 29
Zone: Liberty Harbor Redevelopment Plan
Description: Reduction of residential units from 41 to 36 and refining the garage entry area design and individual front yard designs to meet conditions of approval.

Decision: **Approved.**

7. New Business

8. 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
Window lintel and sills
Decision: **Approved with conditions.**

8. 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
Carried to March 24, 2009 regular meeting.

9. 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 # P08-054 submitted Day by Day Christian Ministries (373-375 Danforth Avenue).
2. Resolution of the Planning Board of the City of Jersey Approving Preliminary and Final Major Site Plan # P08-108 submitted by Cabot Acquisition, LLC/RREEF Alternative Investments (1 Colony Rd aka 130 Industrial Drive)
3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations # P08-080 submitted by Teppan Japanese Cuisine & Hibatchi (50 Christopher Columbus Drive).
4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan Amendment # P02-099.2 submitted by WA Residential urban Renewal Co., LLC (100 Caven Point Road).
5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan Amendments with Deviations # P06-139.2 (Journal Square – corner of Sip and Bergen Avenues)
6. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P05-152.1 submitted by K. Hovnanian at 77 Hudson St. Urban Renewal Co. & EQR-Urban Renewal 77 Hudson St., LLC (77 Hudson Street).

10. Executive Session, as needed to discuss litigation, personnel or other matters.
11. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD