

**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, June 4, 2013 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 proposed amendment to Jersey Avenue Park Redevelopment Plan to provide for Community Benefit Bonus for additional height on smaller tower footprints in return for monetary contribution for open space and/or light rail improvement in this redevelopment area or the Jersey Avenue Light Rail Redevelopment Plan. Formal action may be taken.
  
9. Case: P12-093 Minor Site Plan – Interim Use  
Applicant: Pole Position Raceway  
Attorney: Steven Schechter  
Review Planner: Kristin Russell  
Address: 99 Caven Point Rd.  
Block: 24303 Lot: 17  
Zone: Caven Point Redevelopment Plan  
Description: Banner signage  
**Carried from April 30, 2013**
  
10. Case: P13-009 Preliminary & Final Major Site Plan  
Applicant: Newport Associates Development Co.  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 75 Park Lane South  
Block: 7203 Lot: 9  
Zone: Newport Redevelopment Plan  
Description: New 37-story high-rise apartment building with 405 residential units and 7,248 sf of ground floor retail.
  
11. Case: P13-029 Minor Subdivision  
Applicant: 23 Logan Properties, LLC  
Attorney: Robert Weinberg  
Review Planner: Jeff Wenger  
Address: 23 Logan Avenue  
Block: 10401 Lot: 22  
Zone: R-1 one- and two- family housing  
Description: Subdivision of one lot into three conforming lots.
  
12. Case: P09-038 Final Major Site Plan  
Applicant: Dharmesh Patel  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 401 Ocean Avenue  
Block: 25801 Lot: 21  
Zone: Ocean Bayview Redevelopment Plan  
Description: Construction of new 3 story 2-unit building with ground floor retail.
  
13. Case: P13-008 Minor Site Plan  
Applicant: 267 Baldwin Avenue JC LLC  
Attorney: Jeff Unger  
Review Planner: Jeff Wenger  
Address: 267 Baldwin Avenue  
Block: 9606 Lot: 1  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Rehabilitation of existing 4 story 8-unit residential building.
  
14. Case: P13-019 Preliminary & Final Major Site Plan with deviations  
Applicant: Blue Stone Holdings LLC  
Attorney: George Garcia  
Review Planner: Kristin Russell  
Address: 827-831 Jersey Avenue  
Block: 6006 Lot: 1, 3, 4, 5, 6, 7  
Zone: Jersey Avenue Redevelopment Plan  
Description: New 26 story mixed use apartment building with garaged parking. 232 residential units, 26,600 sf of retail, and 311 parking spaces.  
Deviations: sidewalk width
  
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD