

**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 5, 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:
7. New Business:

8. Review and discussion of the proposed *1 Exchange Place Redevelopment Plan*. Formal action may be taken. Summary: This plan provides for a vertical addition for a hotel use at 1 Exchange Place. **Carried from May 15, 2012.**

9. Review and discussion of the *Report Concerning the 1 Exchange Place Study Area as an Area in Need of Redevelopment*. Formal action may be taken. Summary: This report documents the conditions of the 1 Exchange Place Study Area and finds that the Study Area meets the criteria as an area in need of redevelopment. **Carried from May 15, 2012.**

10. Review and discussion of amendments to the Land Development Ordinance regarding bike parking. Formal Action may be taken.

11. Review and discussion of amendments to the Morris Canal Redevelopment Plan. Formal action may be taken. Summary Statement: creation of sub-zone to require new right-of-way adjacent to Berry Lane Park and general plan reorganization for ease of use.

12. Review and discussion of amendments to the 325 Palisade Redevelopment Plan. Formal action may be taken. Summary Statement: amend plans to reflect new block and lot numbers.

13. Review and discussion of amendments to the Land Development Ordinance. Formal action may be taken. Summary Statement: Create regulations on height of parapets and supplementary zoning regulations.

14. Case: P06-168.1 Amended Final Major Site Plan with "c" variance
Applicant: JWALA MA Montgomery, LLC
Attorney: Ron Shaljian, Esq.
Review Planner: Kristin Russell
Address: 646 Montgomery St.
Old Block: 1892 Lot: 20
New Block: 13502 Lot: 24
Zone: NC – Neighborhood Commercial
Description: Originally approved May 22, 2007 and amended October 26, 2010. New changes to the façade and side yard variance incurred by survey error correction.
Variances: Side yard

15. Case: P12-031 Preliminary & Final Major Site Plan
Applicant: One 1, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 69 Kearney Avenue & 355-361 MLK Drive
Block: 22502 Lot: 31 through 35
Zone: MLK Drive Redevelopment Plan
Description: Construction of new single story retail with drive through and parking.

16. Case: P12-028 Preliminary & Final Major Site Plan
Applicant: Marsal Group, Inc.
Attorney: Jon Campbell, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 204-210 9th Street
Block: 1703 Lot: 57
Zone: St. Francis Redevelopment Plan
Description: 25 Residential Unit Development

17. Case: P12-010 Preliminary & Final Major Site Plan
Applicant: 212 Newark Avenue, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 121 Newark Avenue
Block: 11405 Lot: 18
Zone: Newark Avenue Downtown Redevelopment Plan
Description: Building rehabilitation

18. Case: P10-011.1 Amended Minor Site Plan
Applicant: 642 Palisade LLC
Attorney: Eugene O'Connell, Esq.
Review Planner: Kristin Russell
Address: 642 Palisade Ave.
Old Block: 797 Lot: 21.B
New Block: 1703 Lot: 57
Zone: R-1 one- and two-family residential
Description: Originally approved June 29, 2010. Façade, yard, and window changes built without approvals.
- 9 Case: P07-109 Amended Preliminary & Final Major Site Plan
Applicant: First Street Associates
Attorney: Rita McKenna, Esq.
Review Planner: Kristin Russell
Address: 325 First St.
Old Block: 348 Lot: 6
New Block: 12701 Lot: 3
Zone: Village Redevelopment Plan
Description: Original approval granted November 20, 2007. Rehabilitation of a 4-unit building in the front, and a rear single-family building. Rear stucco façade added without approval.
20. Case: P07-137 Final Major Site Plan
Applicant: David DePierro
Attorney: Anthony Colasanti, Esq.
Review Planner: Kristin Russell
Address: 325 Palisade Ave.
Old Block: 733 Lot: A.2
New Block: 5003 Lot: 1
Zone: 325 Palisade Ave. Redevelopment Plan
Description: Original approval granted May 13, 2008 and subsequently amended twice. Rehabilitation of a 3-story 20-unit building with 15 garaged parking spaces.
21. Case: P11-056 Preliminary & Final Major Site Plan w/ "c" variances
Applicant: John FioRito
Attorney: Ron Shaljian, Esq.
Review Planner: Kristin Russell
Address: 95-97 Montgomery St.
Block: 14301 Lot: 3
Zone: O/R – Office/Residential
Description: Rehabilitation and addition to existing 5-story building to create 18 residential units and 3,000 sf of ground floor retail space.
Variances: Lot area, lot width, lot depth, rear yard, side yard
22. Case: P11-022 Preliminary & Final Major Site Plan with "c" variance
Applicant: Franciscan Sisters of St. Elizabeth, Inc.
Attorney: William Strasser, Esq.
Review Planner: Kristin Russell
Address: 857-859 ½ Pavonia Ave.
Block: 10503 Lot: 1, 2, 3, 6, 39
Zone: R-3 multi-family residential
Description: Parking garage with rooftop open space
Variances: more than one building per lot, lot width, front yard setback, side yard, building coverage, lot coverage

Carried to June 19, 2012

23. Memorialization of Resolutions
24. Executive Session, as needed, to discuss litigation, personnel or other matters
25. Adjournment