

**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, July 22, 2014 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. Contractual Services for New Board Attorney
6. Correspondence:
7. Old Business:
  - a. Case: P12-041.1 Administrative Amendment  
Applicant: 70-90 Columbus Holding Co., LLC  
Attorney: Charles H. Harrington, Esq.  
Review Planner: Maryann Bucci-Carter, PP AICP  
Address: 70-90 Columbus Drive  
Block: 20103 Lot: 53  
Zone: Exchange Place North Redev. Plan; Riverview District  
Description: Sidewalk, Plaza and canopy design adjustments
  - b. Case: P13-021 Extension - Minor Subdivision  
Applicant: AHM Housing Associates IV, LLC  
Attorney: Jennifer Carillo-Perez  
Review Planner: Kristin Russell  
Address: 320 Duncan Avenue  
Block: 14601 Lot: 22, 23, 26, 36  
Zone: R-3 Multi-family  
Description: Four existing lots to be reconfigured into four new lots. Approved May 21, 2013. Applicant is requesting an extension to the time needed to file caused by other agencies.
8. New Business:
9. Case: P14-032 Minor Site Plan Parking Signage  
Applicant: PKG Associates, LLC  
Attorney: Charles H. Harrington, Esq.  
Review Planner: Maryann Bucci-Carter, PP AICP  
Address: 50 & 66 Columbus Drive  
Block: 13003 Lot: 1, C001 & C002  
Zone: Exchange Place North Redevelopment Plan; Riverview District  
Description: Parking signage, International "P"  
Deviations:
10. Case: P14-028 Preliminary and Final Site Plan (Triangle Park)  
Applicant: Liberty Harbor holding, LLC  
Attorney: Marjorie M. Mocco, Esq.  
Review Planner: Maryann Bucci-Carter, PP AICP  
Address: Regent Street (between Jersey Avenue & Liberty View Drive)  
Block: 20103 Lot: 53  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Design of Road and Block 3 triangular Park and the remaining portion of Liberty View Drive up to Light Rail Crossing.
11. Case: P13-004 Interim Use  
Applicant: Sayed Aly  
Attorney: Nicholas Cherami  
Review Planner: Jeff Wenger  
Address: 717 Grand Street  
Block: 17202 Lot: 5.01  
Zone: Morris Canal Redevelopment Plan  
Description: Interim use for open air car storage lot.

12. Case: P14-013 Preliminary & Final Major Site Plan  
Applicant: McGinley Square Development Urban Renewal Company LLC  
Attorney: Eugene Paolino  
Review Planner: Jeff Wenger  
Address: 688-700 Montgomery Street  
Block: 13504 Lot: 3  
Zone: McGinley Square East Redevelopment Plan  
Description: Construction of new 21 story mixed use building with 579 residential units, 717 parking spaces, and 100,146 square feet of retail and cinema.  
**Carried from the May 20 and July 8, 2014.**
13. Case: P14-024.1 Amended Preliminary & Final Major Site Plan/Deviation  
Applicant: Rohit and Jita Shah  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 804 Newark Ave.  
Block: 7805 Lot: 19  
Zone: Journal Square 2060 Redevelopment Plan  
Deviation: Maximum building height.
14. Case: P14-025 Minor Subdivision/Deviations  
Applicant: Jeremaia LLC  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 175 Second St aka 380-382 Marin Blvd.  
Block: 11502 Lot: 1  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: Subdivision of one lot into two lots  
Deviations: parking, side yard, lot coverage, lot area
15. Case: P14-004.1 Amendment to Final Site Plan (phase 2)  
Applicant: 160 First Street Urban Renewal, LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger  
Address: 160-168 First St., 169-173 Second St., 376-378 Marin Blvd & 175 Second Street  
Block: 11502 Lots: 1, 2, 3, 9, 10, 11, 13 & 14  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: Expansion of building footprint, 16 additional units, reduction of 10 parking spaces, and 1,062 sf of additional retail space.
16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD