

**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, December 18, 2012 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, NJ.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
  - a. Case: P12-040.1 Administrative Amendment  
Applicant: 70-90 Columbus holdings Co.  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 70-90 Columbus Drive  
Block: 13003 Lot: 1 & 2  
Zone: Exchange Place North Redevelopment Plan  
Description: Façade Material change
  - b., Case: P05-154.1 Administrative Amendment  
Applicant: ACC Towers 1A Urban Renewal, LLC  
Address: 50 Dey Street  
Attorney: James C. McCann, Esq.  
Block: 7701 Lot: 5  
Zone: Marion Works Residential Overlay District  
For: Administrative Amendment to Amended Preliminary and Final Major Site Plan Approval with Variances granting relief from conditions that: (1) the Applicant subdivide and re-dedicate vacated portion of Dey Street to Jersey City, and (2) that the Applicant remove the existing roof over Dey Street, extend Dey Street to the west, and construct interim landscaping; provided the uncompleted sections are being occupied for non-residential uses.
7. New Business: Section 31 review of the new .12 acre "Village Park" at 384-388 First Street.
8. Case: P10-051 Preliminary & Final Major Site Plan with deviations  
Applicant: DJ Partnership  
Attorney: Jon Campbell  
Review Planner: Kristin Russell  
Address: 63-65 Fleet St.  
Block: 6806 Lot: 8  
Zone: Vacant Buildings Redevelopment Plan  
Description: Two new buildings on one through-lot with a total of 16 residential units and garaged parking.  
Deviations: Balconies  
**Carried from December 4, 2012**
9. Case: P12-044 Preliminary and Final Major Site Plan/Deviations  
Applicant: Anupam Varma  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger  
Address: 36 Van Reipen Avenue  
Block: 7903 Lot: 41  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Construction of new 4 story, 6 unit residential building  
Deviations: Side yard, rear building setback.
10. Case: P12- 089 Interim Use Site Plan  
Applicant: Liberty Harbor Holdings, LLC  
Attorney: Chuck Harrington, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: Liberty View Drive  
Block: 15801 Lot: 9,10,11,12,26,27  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Relocation of Interim Parking lot
11. Case: P12- 087 Preliminary Site Plan Amendment & Final Major Site Plan  
Applicant: BR Tower Urban Renewal Co,LLC  
Attorney: Eugene Paolino, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 56 Beacon Place  
Block: 13601 Lot: 17  
Zone: Beacon Redevelopment Plan  
Description: Building rehabilitation/re-use to 128 Residential Units with perimeter surface area treatment amendments
12. Review and discussion of amendments to the Land Development Ordinance regarding definitions.  
Summary Statement: revisions to definitions to reconcile any inconsistencies between LDO and Redevelopment Plans. Formal action may be taken.

13. Review and discussion of umbrella amendment to redevelopment plans to remove definitions adopted into the Land Development Ordinance. Formal action may be taken.
14. Review and discussion of amendments to the Land Development Ordinance regarding R-1 front yard setback terminology. Summary Statement: correct façade term to match definitions. No zoning change. Formal action may be taken.
15. Review and discussion of amendments to the Land Development Ordinance, Sec. 345-70, to clarify loading standards. Formal action may be taken.
16. Review and discussion of amendments to the Republic Container Redevelopment Plan. Summary Statement: revisions to plan to clarify permitted uses and bring fees up to date. Formal action may be taken.
17. Review and discussion of amendments to the Hoboken Avenue Redevelopment Plan. Summary Statement: clarification of multi-family building definition. Formal action may be taken.
18. Review and discussion of amendments to the Claremont Redevelopment Plan. Summary Statement: revisions to plan to clarify permitted uses and bring fees up to date. Formal action may be taken.
19. Review and discussion of amendments to the Canal Crossing Redevelopment Plan. Summary Statement: revisions to plan to clarify permitted retail and office uses. Formal action may be taken.
20. Review and discussion of amendments to the Land Development Ordinance. Summary Statement: adoption of bike parking standards. Formal action may be taken.
21. Renewal of Contractual Services for Board Attorney
22. Renewal of Contractual Services for Stenographer.
23. Memorialization of Resolutions
24. Executive Session, as needed, to discuss litigation, personnel or other matters
25. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD