

**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, February 17, 2009 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. Correspondence
5. Old Business:
6. New Business
  
7. 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 Area  
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
  
8. Certification of Artists as recommended by the Jersey City Artist Certification Board
9. Memorialization of Resolutions
10. Executive Session, as needed, to discuss litigation, personnel or other matters
11. Adjournment

**MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD**