

**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 24, 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: P04-122 Final Major Site Plan
Applicant: Paulina Guterrez
Attorney: pro se
Review Planner: Kristin Russell
Address: 242 Whiton St.
Block: 2045 Lot: 45
Zone: Morris Canal Redevelopment Plan
Description: New 2-family home, originally approved on November 9, 2004.

8. Case: P08-080 Minor Site Plan with Deviation
Applicant: Teppan Japanese Cuisine & Hibachi
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 50 Columbus Drive
Block: 138 Lot: T
Zone: Exchange Place North Redevelopment Plan
Description: Signage and entry canopy for a Japanese Restaurant tenant along the Warren St. frontage
Deviation: Minimum Sign area, Maximum Number of signs
Carried from February 10, 2009 regular meeting.

9. Case: P09-006 Preliminary Site Plan with Deviations
Applicant: Statue of Liberty Harbor North Redevelopment Urban Renewal LLC
Attorney: R. Guiditta Jr.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 155 Marin Blvd.
Block: 60.26 Lot: 1 & surrounding block R-O-W's
Zone: Liberty Harbor North Redevelopment Plan
Description: Phase I - 300 Unit Hotel, 12, 294 sq. retail & 738 automated stall parking garage; Phase II – 470 residential units
Deviations requested: 1. Greater than the Maximum no. of parking spaces; 2. Greater than the maximum front yard setback; 3. Separate attic unit instead of duplex; 4. Facade articulation; 5. Lack of window lintels; 6. Signage location; 7. Signage illumination; 8. Greater than maximum signage area.

10. 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
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
70 foot pedestrian plaza dimension
Carried from February 17, 2009 meeting. Some testimony taken.

11. Case: P08-057 Preliminary & Final Major Site Plan with "c" variances
Applicant: Michael Romano
Attorney: Thomas DiBiasi
Review Planner: Kristin Russell
Address: 362-364 Sixth Street
Block: 416 Lot: 10.99
Zone: NC – Neighborhood Commercial
Description: Conversion of and addition to existing garage into a new 9-unit, 4-story, multi-family building with 8 garaged parking spaces.
Variances: parking aisle width
Carry to regular meeting of March 10, 2009

12. Certification of Artists as recommended by the Jersey City Artist Certification Board
13. Memorialization of Resolutions
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment
MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD