

**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, September 4, 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. Review and discussion of proposed amendments to the Liberty Harbor North Redevelopment Plan. Summary Statement: Altering the bulk, height and other aspects of Redevelopment Plan Block numbers 24 and 1; and, to change Redevelopment Plan Block # 3 into a Park. Formal action may be taken. ***Continued from August 21, 2012***
8. Case: P12-015 Preliminary & Final Major Site Plan with Deviations  
Applicant: Grand LHN III, Urban Renewal LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 237 Grand Street, 1 Canal Street & Grove Square R-O-W  
New Block 15901 Lot: 1, 2, 3  
Zone: Liberty Harbor North Redevelopment plan  
Description: Presentation of an alternate Townhouse façade along Grand Street in compliance with the conditions of Approval.
9. New Business:
10. Case: Harborside financial Center Master Plan Presentation and review.
11. Case: P012-006.1 Preliminary & Final Major Site Plan Amendment w/ Deviations  
Applicant: M-C Plaza VI & VII, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 200 Greene Street  
Old Block: 10 Lot: 22  
New Block: 11603 Lot: 31  
Zone: Exchange Place North Redevelopment Plan  
Description: One Residential apartment building with 766 dwelling units, 12,000 sf. retail and 421 parking stalls.  
Deviation: setback & step-back requirements, parking dimension & aisle dimension, loading, and stories.
12. Case: P012-047 Minor Site Plan  
Applicant: BR Baldwin Urban Renewal Corp/ Urban Renewal Corp.  
Attorney: Eugene Paolino, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 10-12 Baldwin Avenue  
Block: 13601 Lots: 6 & 7  
Zone: Beacon Redevelopment Plan  
Description: Parking Lot containing 17 parking spaces to serve the residents of the Beacon
13. Case: P10-010.1 Site Plan Amendment  
Applicant: Dharmesh Patel  
Attorney: Ronald Shaljian  
Review Planner: Jeff Wenger, AICP  
Address: 372 Pacific Avenue  
Block: 19006 Lot: 33  
Zone: Morris Canal Redevelopment Plan  
Description: Addition of ADA residential unit on ground floor.
14. Case: P12-043 Preliminary and Final Major Site Plan  
Applicant: 8 Erie St. JC, LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger, AICP  
Address: 8 Erie Street  
Block: 11403 Lots: 29  
Zone: 8 Erie Street Redevelopment Plan & Harsimus Cove Historic District  
Description: Conversion of existing building for 16 residential units.
15. Case: P12-042 Preliminary and Final Major Site Plan  
Applicant: 307 Barrow Street, LLC  
Attorney: Charles Harrington  
Review Planner: Jeff Wenger, AICP  
Address: 223 - 231 First Street  
Old Block: 11403 Lots: 4, 5, 6, 7, & 8  
Zone: 8 Erie Street Redevelopment Plan & Harsimus Cove Historic District  
Description: Construction of new 4 and half story residential building with 25 units and 14 parking spaces.
16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD