Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, May 10, 2016 at 5:30 p.m. in the Council Chambers, City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Required reorganization - Maryann Bucci-Carter for Deputy Planning Board Secretary
6. Correspondence
7. Old Business:
   - Case: P15-045.001 Administrative Amendment to Preliminary & Final Major Site Plan
     Applicant: 1 Edward Hart Rd., LLC
     Attorney: Charles Harrington, Esq.
     Review Planner: Maryann Bucci-Carter, PP, AICP
     Address: Block: 24304, Lot: 6
     Zone: Liberty Harbor Redevelopment Plan
     Description: Interim Use & temporary signage for a restaurant/bar approved at the August 18, 2015 Planning Board meeting.
   - Case: P08-114 Extension of Preliminary Site Plan with Deviations Approval
     Applicant: 126-142 Morgan Street Urban Renewal, LLC
     Review Planner: Jeff Wenger
     Attorney: James McCann
     Address: 155 Bay Street and 352 Luis Marin Blvd.
     Block: 11506, L: 2.01
     Zone: Powerhouse Arts District Redevelopment Plan
     Description: Project was previously approved on March 10, 2009 for all Phases. Phase 1 is substantially complete and Phase 2 construction is underway. A two year extension is being requested for Phase 3 and Phase 4.
8. New Business: THE ORDER OF ITEMS ON THE AGENDA IS SUBJECT TO CHANGE
9. Review and discussion of amendments to the Land Development Ordinance regarding the R-1 and Supplemental Zoning standards for lot sizes and side yard setbacks. Formal action may be taken.
10. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding the R-2 Zone standards and changes to Map B. Formal action may be taken.
11. Review and discussion of amendments to the Ninth and Brunswick Redevelopment Plan to permit medical offices and financial services. Formal action may be taken.
12. Review and discussion of proposed amendments to the Journal Square 2060 Redevelopment Plan clarifying the redevelopment status of certain parcels. Formal action may be taken.
13. Case: P15-049 Minor Subdivision
    Applicant: John & Maryann LLC
    Attorney: Nicholas Cherami, Esq.
    Review Planner: Willow Latham
    Address: 13-15 Parnell Place
    Block: 27002, Lot: 7
    Zone: R-1
    Description: Subdivision of 1 oversized lot into 2 conforming lots.
14. Case: P07-153 Final Site Plan
    Applicant: KRE Group Inc.
    Review Planner: Willow Latham
    Attorney: James McCann, Esq.
    Address: 79 Thomas McGovern Drive
    Block: 21508, Lots: 2
    Zone: Liberty Harbor Redevelopment Plan
    Description: Construction of a new warehouse
15. Case: P15-049 Minor Site Plan with Deviation
    Applicant: John & Maryann LLC
    Attorney: Nicholas Cherami, Esq.
    Review Planner: Matt Ward, PP, AICP
    Address: 108 Kearney Ave
    Block: 22501, Lot: 47
    Zone: Green Villa Redevelopment Plan
    Description: Proposed 2-family home with parking
    Deviation: Building coverage
    CARRIED FROM APRIL 19TH MEETING WITH PRESERVATION OF NOTICES
    Applicant: John & Maryann LLC
    Attorney: Nicholas Cherami, Esq.
    Review Planner: Matt Ward, PP, AICP
    Address: 110 Kearney Ave
    Block: 22501, Lot: 48
    Zone: Green Villa Redevelopment Plan
    Description: Proposed 2-family home with parking
    Deviation: Building coverage
    CARRIED FROM APRIL 19TH MEETING WITH PRESERVATION OF NOTICES
17. Case: P16-020 Preliminary and Final Major Site Plan with Deviations  
Applicant: Ash Urban Development, LLC  
Review Planner: Matt Ward, PP, AICP  
Attorney: Francis X. Regan, Esq.  
Address: 2-16 Ash Street / 442-446 Whiton Street  
Block: 17502  
Lots: 1-12  
Zone: Morris Canal Redevelopment Plan  
Description: Proposed 6-story multi-family building with 93 residential units, 65 parking spaces, and resident amenities.  
Deviation: Parking level height

18. Case: P16-011 Preliminary and Final Major Site Plan  
Applicant: Taraprasad Gurnani  
Review Planner: Matt Ward, PP, AICP  
Attorney: Charles J Harrington, III, Esq.  
Address: 420-424 Whiton Street  
Block: 17505  
Lots: 19 & 20  
Zone: Morris Canal Redevelopment Plan  
Description: Proposed 6-story multi-family building with 30 residential units (of which, 2 units are to be dedicated as affordable housing), 13 parking spaces, and outdoor terraces.

19. Memorialization of Resolutions

20. Executive Session, as needed, to discuss litigation, personnel or other matters

21. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD