

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of January 9, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business

7. Review and Discussion of the Redevelopment Needs Analysis Report concerning "Lots 5.B and 6.B in Block 561" Study Area. Formal Action may be taken.
Approved and recommended to City Council for Adoption.

8. Public hearing on the Area in Need of Redevelopment Report for the Sip and Jones Study Area.. Formal Action may be taken.
Approved and recommended to City Council for Adoption.

9. Case: P05-124 Administrative Amendment
Applicant: Renee S. Najm/Angelo Amato
Attorney: pro se
Address: 488 Central Avenue & 243 Cambridge Avenue
Block: 791 Lots: 295.A & 295.B
Zone: N/C Neighborhood Commercial & R-1 Residential
Description: Amendment to original approval granted on June 27, 2006. Changes involve a regrading correction in the rear yards resulting in what will appear to be a lower building.
Carried to January 23, 2007 regular meeting.

10. Case: P02-119 Extension of Preliminary Site Plan to April 2008
Applicant: Newport Associate Development Company
Attorney: Charles Harrington
Address: 45 Fourteenth Street
Block: 20 Lots: 3.06, 3.07 and 3.08
Zone: Newport Redevelopment Plan
Description: To construct s 144 unit, fourteen story residential building with 7,772 square feet ground floor retail and 95 parking spaces. Approved January 7, 2003.
Decision: Approved

11. Case: P06-106 Minor Subdivision with 'c' variances
Applicant: Joseph Guanlao
Attorney: Anthony Modafferri
Address: 273 Columbia Avenue
Block: 908 Lot: 45.C
Zone: R-1, One and Two-Family Housing
Description: Subdivision of oversized lot into two slightly undersized lots (2,264sf each) the construction of two new two-family homes.
Variances: Lot area (both lots), lot width (both lots)
Decision: Denied.

12. Case: P06-108 Minor Site Plan
Applicant: Joseph Guanlao
Attorney: Anthony Modafferri
Address: 273 Columbia Avenue
Block: 908 Lot: 45.C
Zone: R-1, One and Two Family Housing
Description: Two new attached two-family homes on slightly undersized lots.
No Vote....Subdivision denied.

13. Case: P06-096 Minor Subdivision
Applicant: Annand Mohammed
Attorney: Ron Shaljian
Address: 26-28 Linden Avenue
Block: 1438 Lot: 5
Zone: R-1, One and Two-Family Housing
Description: Subdivision of oversized lot into two new slightly oversized lots (2,662sf each) for two new two-family homes.
Decision: Approved with conditions.

14. Case: P06-097 Minor Site Plan with "c" variances
Applicant: Annand Mohammed
Attorney: Ron Shaljian
Address: 26-28 Linden Avenue
Block: 1438 Lot: 5
Zone: R-1, One and Two-Family Housing
Description: Two new two-family homes on slightly oversized lots. Variances requested to bring the house alignment into conformity with the block.
Variances: Rear yard, front yard
Decision: Approved with conditions.

15. Case: P06-094 Preliminary Major Site Plan with deviations
Applicant: 319 Grant Avenue Associates, LLC
Attorney: George Garcia
Address: 319-321 Grant Avenue
Block: 1297.5 Lot: 66, 67, 68, 69a
Zone: West Side Ave. Redevelopment Plan
Description: New 6-story multi-family structure with 28 units and 22 garaged parking spaces.
Deviations: front yard, rear yard, building coverage, lot coverage, parking
Decision: Approved with conditions.

16. Case: P06-059 Minor Site Plan with “c” variances
Applicant: Rolando Yambao
Attorney: Steven Llorens
Address: 103-105 Jefferson Avenue
Block: 701 Lot: 28 & 29
Zone: R-1, One and Two-Family Housing
Description: Subdivision of oversized lot into two slightly shallow undersized lots for the construction of two new two-family homes.
Variances: lot area (both lots), lot depth (both lots), rear yard (both lots)
Decision: Approved with conditions.
17. Cases: P06-121 Minor Site Plan with “c” variances
Applicant: Ravi Sharma
Attorney: Jon Campbell
Address: 112 Cottage St.
Block: 589.5 Lot: 6.B
Zone: R-3 Residential
Description: new 3-story, 3-family home on preexisting undersized lot of 3,003sf.
Variances: lot area, lot width, side yard, minimum landscaping
Decision: Approved with conditions.
18. Cases: P04-201.1 Amended Preliminary and Final Major Site Plan with Deviations
Applicant: SIMS Hugo Neu East
Attorney: Jeanne McManus
Address: 1 Linden Avenue
Block: 1507 Lot: 10A, 10B, 10C, 18, 6, 7
Zone: Greenville Redevelopment Plan
Description: Amendment to approval originally granted 4/12/2005 for development on an existing industrial site. Changes include an additional office building and project phasing. Final approval requested for Phase I.
Deviations: lot coverage, open space, front yard, side yard, signage
Decision: Approved with conditions.
19. Case: P06-103 Preliminary & final Major Site Plan with “c” variances
Applicant: Paul Chung
Attorney: Joseph Ryglicki
Address: 712-714 Grand St.
Block: 1924 Lot: 8, 9, 10
Zone: NC - Neighborhood Commercial
Description: addition to existing building, retaining 1,413sf of commercial space on the first floor and adding three floors above for 9 residential units. 9 on-site parking spaces.
Variances: aisle width, driveway width
Decision: Approved with conditions.
20. Case: P06-082 Preliminary Major Site Plan with deviation
Applicant: Richard Pronti
Attorney: Robert Brescia
Address: 249 Halladay St.
Block: 2042 Lot: W
Zone: Morris Canal Redevelopment Plan
Description: New two-family dwelling on conforming lot.
Deviations: front yard
Carried to February 6, 2007 regular meeting.
21. Certified 29 Artists as recommended by the Jersey City Artist Certification Board meetings of 11/1/2006, 12/05/2006 and 1/3/2007.
22. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan #P06-145 submitted by Mushroom Dev.LLC (17-23 Bates St., 114,116,118 &120 Colden St.).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviations # P06-124 submitted by Newport Associates Dev. Corp (270 & 310 Tenth St).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan #P06-065 submitted by Veritas I, LLC (254 Halladay Street).
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan , “c”variance # P06-086 submitted by CCMM I, LLC (95 Christopher Columbus Drive)
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviation # P06-095 submitted by Webster Avenue Homes, LLC (239-243 Webster Avenue).
 - (6) Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment # P03-179 submitted by Sharma, LLC (6-8 Front Street)
 - (7) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P 06-091 submitted by George Dabis (314 Martin Luther King Drive)
 - (8) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with “c” variances # P06-029.1 submitted by JCHA (Pacific Avenue, Barbara Place , Ash Street & Carbon Place).
 - (9) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P06-034 submitted by GND Builders (192-194 Randolph Avenue).
23. Executive Session
24. Adjournment

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of January 23, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
- 5.. Old Business:
 - Case: P05-124 Administrative Amendment
 - Applicant: Renee S. Najm/Angelo Amato
 - Attorney: pro se
 - Address: 488 Central Avenue & 243 Cambridge Avenue
 - Block: 791 Lots: 295.A & 295.B
 - Zone: N/C Neighborhood Commercial & R-1 Residential
 - Description: Amendment to original approval granted on June 27, 2006. Changes involve a regrading correction in the rear yards resulting in what will appear to be a lower building.
 - Decision: Approved**
- 5a. Reconsidered the Proposed Amendments to the Jersey City Land Development Ordinance amending chapter 345, article V, creating the R-1A Zone to include the Greenville portion previously omitted.
Recommended.
6. New Business
7. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on Public Safety Communications Center at Bishop Street & Cornelison Avenue. **Carried to regular meeting of February 6, 2007.**
8. Review and discussion of proposed Amendments to the Vacant Buildings Redevelopment Plan. Formal Action may be taken.
Approved and recommended to City Council for Adoption.
- 9.. Review and discussion of proposed amendments to the Ocean Bayview Redevelopment Plan. Formal action may be taken.
Approved and recommended to City Council for Adoption.
10. Review and discussion of proposed amendments to the Turnkey Redevelopment Plan. Formal action may be taken.
Approved and recommended to City Council for Adoption..
11. Case: P06-030.1 Preliminary Major Site Plan Amendment
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Address: 110 River Drive
Block: 20 Lot: 3.15, 3.16
Zone: Newport Redevelopment Plan
Description: Amendment to original approval granted April 18, 2006. Changes are a reduction in units from 363 to 358, increase in footprint for expanded retail space, internal layout changes, reduction in open space, minimal height increase, and minor facade changes.
Decision: Approved with conditions.
12. Case: P06-043 Preliminary and Final Site Plan with "c" variances
Applicant: Old & New LLC
Attorney: Charles Harrington
Address: 93 Montgomery St.
Block: 102 Lot: 61
Zone: H - Paulus Hook Historic District
Description: Rehabilitation of existing building to a 7-story structure with 8 residential units and 1,578sf of ground floor commercial.
Variances: Lot area, lot width, side yard, rear yard, building coverage, lot coverage
Decision: Approved with conditions.
13. Case: P05-151 Preliminary Major Site Plan with Deviations
Applicant: NAMS Developers Inc.
Attorney: Charles Harrington
Address: 18 MLK Drive
Block: 1357 Lot: 125.A
Zone: MLK Drive Redevelopment Plan
Description: New two-family home on existing oversized lot.
Deviations: Lot Coverage
Decision: Approved with conditions.
14. Case: P04-080 Minor Subdivision with "c" variances
Applicant: NAMS Developers Inc.
Attorney: Charles Harrington
Address: 763-765 Ocean Avenue
Block: 1972 Lot: 50.E & 50.F
Zone: R-1, One and Two Family Housing
Description: Re-subdivision of two lots into two more closely conforming lots of 2,268 sf each for the future construction of two new two-family homes.
Deviations: Lot Area, Lot Depth
Decision: Approved with conditions.

15. Case: P06-077 Preliminary Major Site Plan
Applicant: Americo Conceiao
Attorney: Charles Harrington
Address: 381 Communipaw Ave.
Block: 2042 Lot: 4
Zone: Morris Canal Redevelopment Plan
Description: New multi-family building with six residential units and 876sf ground floor retail
Decision: Approved with conditions .
16. Case: P06-176 Preliminary & Final Major Site Plan with "c" variances
Applicant: 310 Second St., LLC
Attorney: Charles Harrington
Address: 310 Second St.
Block: 314 Lot: 15
Zone: R-1 One and Two Family Housing
Description: rear addition to an existing four unit residential building
Variances: expansion of a non-conforming structure, height
Decision: Approved with conditions.
17. Case: P06-158 (fka Z05-031) Amended Preliminary & Final Major Site Plan
Applicant: Forrest Senior Apartments Urban Renewal LP
Attorney: Eugene O'Connell
Address: 376-382 Bergen Ave.
Block: 1977 Lot: A.3
Zone: Greenvilla Redevelopment Plan
Description: Amendment to application originally approved February 16, 2006 for 43-unit senior housing. Amendment includes floor plan and building footprint changes, facade change from brick to brick veneer, and other minor facade changes.
Decision: Approved with conditions.
18. Case: P03-029.3 Amended preliminary & Final Major Site Plan
Applicant: New Jersey City Affordable Housing LLC
Attorney: Eugene O'Connell
Address: 340 Bergen Ave.
Block: 1980 Lot: 1.01
Zone: Greenvilla Redevelopment Plan
Description: Amendment to preliminary major site plan, originally approved 11/9/04, amended 9/27/05. Changes involve project phasing and final approval for Phase I.
Decision: Approved.
19. Review and discussion of proposed amendments to the Morris Canal Redevelopment Plan. Formal action may be taken. **Tabled to February 13, 2007 regular Planning Board meeting.**
20. Review and discussion of proposed amendments to the Liberty Harbor North Redevelopment Plan. Formal action may be taken. **Approved and recommended to City Council for Adoption.**
22. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Adopting the Re-examination Report and proposed amendments to the Jersey City Master Plan and Jersey City Land Development Ordinance.
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Two(2) Year Extension of Preliminary Site Plan # P02-119 submitted by Newport Associates Dev. Corp (45 Fourteenth St.).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary and Final Site Plan with Deviations #P04-201.1 submitted by Sims Hugo Neu East (1 Linden Avenue).
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviation # P06-039 submitted by 110 Hoboken Ave. Dev. , LLC. (137-139 Hoboken Avenue) (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision # P06-061 submitted by 110 Hoboken Ave. Dev.,LLC (137-139 Hoboken Avenue)
 - (6) Resolution of the Planning Board of the City of Jersey City Approving Preliminary major Site Plan with "c" Variances P06-038 submitted by 110 Hoboken Ave.,Dev., LLC (110 Hoboken Avenue)
23. Executive Session
24. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of February 6, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Memorialization of Resolutions
6. Old Business:
7. New Business

8. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on Public Safety Communications Center at Bishop Street & Cornelison Avenue.
Recommended with condition.

9. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on Metro Field House at 179 West Side Avenue.
Recommended.

10. Case: P06-082 Preliminary Major Site Plan with deviation
Applicant: Richard Pronti
Attorney: Robert Brescia
Address: 249 Halladay St.
Block: 2042 Lot: W
Zone: Morris Canal Redevelopment Plan
Description: New two-family dwelling on conforming lot.
Deviations: front yard
Carried to February 27, 2007.

11. Case: P06-152 Minor Subdivision
Applicant: Pamrapo Development LLC
Attorney: Allen Washington
Address: 40-42 Pamrapo Ave.
Block: 1379 Lot: 21
Zone: R-1 ,One and Two Family Housing

Description: Subdivision of existing oversized vacant lot into two new lots of 2,844sf each for two new two-family homes.
Decision: Approved with conditions.

12. Case: P06-154 Minor Site Plan with "c" variances
Applicant: Jersey City Episcopal Community Development Corp.
Attorney: Eugene O'Connell
Address: 155-157 Bergen Avenue
Block: 1284.5 Lot: 7.B & 7.C
Zone: R-3 , Multi-family Housing
Description: New 8-unit multifamily structure with four on-site parking spaces.
Variances: lot area, lot width, lot coverage, front yard
Decision: Approved with conditions.

13. Case: P01-035 Final Major Site Plan Phase I
Applicant: South Shore Urban Renewal Company
Attorney: Charles Harrington
Address: 20 Newport Parkway
Block: 20 Lot: 3.11, 3.12, 3.13, 5.20, 5.21, 5.22
Zone: Newport Redevelopment Plan
Description: Original Site Plan approval was granted on November 9, 2004 and amended April 18, 2006 and August 8, 2006. Phase I currently before the Board is for the 8-story base/15-story South Tower only, which consists of 217 dwelling units and 542 parking spaces.
Decision: Approved with condition.

14. Case: P06-167 Preliminary & Final Major Site Plan with "c" variances
Applicant: Hari Foundation
Attorney: Charles Harrington
Address: 292-294 Newark Avenue & 334-336 Third St.
Block: 387 Lot: 12, 13, 37, 38, 39
Zone: NC - Neighborhood Commercial
Description: New 5 story mixed-use structure with 30 residential units and 7,505sf of retail space and 30 on-site garaged parking spaces.
Variances: coverage, retail parking, rear yard, aisle width
Decision: Approved with condition.

15. Case: P06-173 Preliminary & Final Major Subdivision
Applicant: Liberty Harbor Holdings, Inc
Attorney: Francis Schiller, Esq.
Address: 299 Morris Boulevard
Blocks: 60.17, 60.18, 60.19 Lot:
Zone: Liberty Harbor North Redevelopment Plan Area
Description: Creation of the Phase II Street Grid, including the creation of new streets, development blocks and associated utility improvements.
Decision: Approved with conditions.
16. Case: P06-174 Preliminary Major Site Plan with deviations
Applicant: Liberty Harbor Holdings, Inc
Attorney: Francis Schiller, Esq.
Address: 299 Morris Blvd..
Blocks: 60.17, 60.18, 60.19 Lot: All
Zone: Liberty Harbor North Redevelopment Plan Area
Description: Construction of 6 M -Class buildings, streets and Central park, totaling 870 DU and 978 parking spaces
Deviations: (1)partial parking garage exposure, (2) exceeding maximum parking for retail uses, (3)min. attic setback, (4) additional streets, (5)min. townhouse depth on garage wrapper, (6) varying unit count per block.
Decision: Approved with conditions.
17. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P06-096 submitted by Annand Mohammed (26-28 Linden Avenue).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P06-077 submitted by Americo Conceiao (381 Communipaw Avenue).
 - (3) Resolution of the Planning Board of the City of Jersey City Denying Minor Subdivision with "c" variances # P06-106 submitted by Joseph Guanlao (273 Columbia Avenue).
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "c"Variances # P06-043 submitted by Old & New, LLC (93 Montgomery Street).
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan Amendment # P06-030.1 (110 River Drive - The Aquablu).
 - (6) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with "c"variances # P06-176 submitted by 310 Second Street, LLC (310 Second St).
 - (7) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"Variances # P04-080 submitted by Nams Developers, Inc. (763-765 Ocean Avenue).
 - (8) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c"Variances # P06-097 submitted by Annand Mohammed (26-28 Linden Avenue).
 - (9) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"Variances \$ P06-059 submitted by Rolando Yanbao (103-105 Jefferson Avenue).
 - (10) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c"Variances # P06-121 submitted by Ravi Sharma (112 Cottage Street).
 - (11) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with a Deviation # P05-151 submitted By Nams Developers (18 MLK Drive).
18. Executive Session
19. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD

PUBLIC NOTICE REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of February 13, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
- 5.. Old Business: .
6. New Business

7. Review and discussion of proposed amendments to the Morris Canal Redevelopment Plan. Formal action may be taken.
Approved with further recommendations to be considered and recommended to City Council for Adoption.

8. Review and discussion of proposed amendments to the Martin Luther King Drive Redevelopment Plan, creating a transit oriented Development Use. Formal action may be taken.
Approved and recommended to City Council for Adoption.

9. Review and Discussion of Proposed Amendments to Article V of the Jersey City Land Development Ordinance amending use and parking provisions of the NC, OR , and CBD zones and accessory use provision of the NC, OR , CBD, HC and Historic District zones. Formal action may be taken.
Approved and recommended to City Council for Adoption.

10. Review and discussion of proposed amendments to the Journal Square Redevelopment Plan. Formal action may be taken.
Approved District Seven Amendments only and recommended to City Council for Adoption.

11. Review and discussion of proposed amendments to the Jersey Avenue Redevelopment Plan. Formal action may be taken.
Approved and recommended to City council for Adoption.

12. Review and discussion of proposed amendments to the Grove Street II Redevelopment Plan. Formal action may be taken.
Approved with conditions and recommended to City Council for Adoption.

13. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

(1) Resolution of the Planning Board of the City of Jersey City Approving Major Preliminary Site Plan # P06-139 with Deviations submitted by Journal Square Development, LLC (Sip Avenue & Kennedy Blvd - Block 1866, Lots B3,B4,C1,16,17A,18A,19,20,25H & 25J).
(2) Resolution of the Planning Board of the City of Jersey City Approving 2 Year Extension for Interim Use # P00-045 submitted by Garden Property, LLC (99 Hudson Street.).

14. Executive Session

15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD

PUBLIC NOTICE REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of February 27, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
- 5.. Old Business: .
6. New Business

7. Review and discussion of proposed Amendments to the Hackensack River Edge Redevelopment Plan. Formal Action may be taken.
Approved and recommended to City Council for Adoption.

8. Review and discussion of proposed Amendments to the Martin Luther King Drive Redevelopment Plan. Formal Action may be taken.
Approved and recommended to City Council for Adoption.

9. Case: P07-023 Preliminary & Final Major Subdivision
Applicant: Franklin Development Group LLC
Attorney: Oswin Hadley
Address: 268-282 MLK Drive
Block: 1307 Lot: A, B.2, B.1, 5, 6.A, 7.A, 8
Zone: MLK Drive Redevelopment Plan , Neighborhood Commercial Subdistrict
Description: Re-subdivision of 7 existing lot into 8 lots
Decision: Approved.

10. Case: P07-027 Preliminary Major Site Plan
Applicant: Franklin Development Group LLC
Attorney: Oswin Hadley
Address: 268-282 MLK Drive
Block: 1307 Lot: A, B.2, B.1, 5, 6.A, 7.A, 8
Zone: MLK Drive Redevelopment Plan , Neighborhood Commercial Subdistrict
Description: Construction of 8 new single-family town homes
Decision: Approved with conditions.

11. Case: P07-005 Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Address: 2 Shore Lane
Block: 20 Lot: 3.13 (fka 3.06)
Zone: Newport Redevelopment Area
Description: New 7-story mixed-use building with 48 residential units and 16,646sf of ground floor retail space.
Decision: Approved with conditions.

12. Case: P06-082 Preliminary Major Site Plan with deviation
Applicant: Richard Pronti
Attorney: Robert Brescia
Address: 249 Halladay St.
Block: 2042 Lot: W
Zone: Morris Canal Redevelopment Plan
Description: New two-family dwelling on conforming lot.
Deviations: front yard
Decision: Approved with conditions.

13. Case: P06-056 Minor Subdivision with “c” variances
Applicant: 350 Randolph, LLC
Attorney: Jon Campbell
Address: 254-256 Randolph Ave.
Block: 1966 Lot: 6.a
Zone: R-1 residential
Description: Subdivision of existing oversized lot into four new lots ranging from 2,794sf to 3,175sf. One lot retains an existing building.
Variances: lot width (three lots)
Decision: Approved.
14. Case: P06-057 Preliminary & Final Major Site Plan
Applicant: 350 Randolph, LLC
Attorney: Jon Campbell
Address: 254-256 Randolph Ave.
Block: 1966 Lot: 6.a
Zone: R-1 residential
Description: Three new two-family homes.
Decision: Approved with conditions.
15. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan # P06-158 submitted by Forrest Senior Apartments Urban Renewal, L.P. (376-382 Bergen Avenue).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Site Plan with “c”Variances # P06-167 submitted by Hari Foundation (334-336 Third Street and 292-294 Newark Avenue).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary and Final Major site Plan # P03-028.3 submitted by New Jersey Affordable Housing, LLC (326, 328,330,332,334 and 340 Bergen Avenue).
 - (4) Resolution of the Planning Board of the City of Jersey City approving Minor Subdivision with “c”variances # P06-040 submitted by 322 summit, LLC. (322-324 Summit Avenue).
 - (5) Resolution of the Planning board of the city of Jersey City Approving Final Major Site Plan # P01-035 (Phase II) submitted by Newport Associates Development Co. (20 Newport Pkwy.).
 - (6) Resolution of the Planning Board of the city of Jersey City Approving Minor Subdivision with “c”Variances # P06-152 submitted by Pamrapo Development, LLC (40-42 Pamrapo Avenue).
 - (7) Resolution of the Planning Board of the City of Jersey City Approving a Report Determining the Jones and Sip Study Area to be an Area in need of Redevelopment and Recommending Adoption by the City Council.
16. Executive Session
17. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

**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, March 6, 2007 at 5:30 p.m. in the **Council Chambers of City Hall, 280 Grove Street, Jersey City, New Jersey.**has been cancelled.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Memorialization of Resolutions
6. Old Business:
7. New Business

8. Certification of Artists as recommended by the Jersey City Artist Certification Board
9. Executive Session, as needed, to discuss litigation, personnel or other matters

10. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of March 13, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business: .
6. New Business
 - A. Case: P07-035 Minor Subdivision
Applicant: MLK Drive Urban Renewal, LLC
Attorney: E. T. Paolino, Esq.
Address: 412-418 MLK Drive
Block: 1974 Lot: 28,29,30,31
Zone: Martin Luther King Redevelopment Plan
Description: re-subdivision to match party walls and parking lot edge.
Decision: Approved.
 - B. Case: P03-056.1 Final Site Plan Amendment
Applicant: MLK Drive Urban Renewal, LLC
Attorney: E. T. Paolino, Esq.
Address: 412-418 MLK Drive
Block: 1974 Lot: 28,29,30,31
Zone: Martin Luther King Redevelopment Area
Description: Provide additional parking spaces within existing paved area
Decision: Approved.
7. New Business
 - Case: P07-032 Preliminary Major Site Plan with Deviations
Applicant: The Ideal Supply Company
Attorney: Dan Keo
Address: 453 and 437 Communipaw Avenue
Block: 2040 Lot: 9.C & 12.C
Zone: Morris Canal Redevelopment Plan, I-A Subdistrict.
Description: Demolition and construction of new 54,134 Square Foot Industrial Warehouse facility with rear parking lot.
Deviations: Lot size, front yard setback, and side yard setback.
Decision: Approved with conditions.
8. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on County Complex at 257 Cornelison Avenue. **Recommended with conditions .**
9. Review and discussion of proposed amendments to the Stormwater Control Ordinance. Formal action may be taken. **Recommended to City Council for Adoption.**
10. Case: P01-098.1 Final Major Site Plan
Applicant: Cali Harbor side (Fee) Associated L.P.
Attorney: Glenn Kiencz, Esq.
Address: Hudson Street & Columbus Drive
Block: 10 Lot: 20
Zone: Exchange Place North Redevelopment Plan
Description: Plaza 4, Harborside Financial Center, 1,067,000sf office tower with 600 parking spaces and ground floor retail.
Decision: Approved with conditions
11. Case: P06-147 Preliminary & Final Major Site Plan
Applicant: Abdul Majeed
Attorney: pro se
Address: 363 Wayne Street
Block: 2126 Lot: 4.D
Zone: Montgomery Street Redevelopment Plan
Description: 1,026sf addition to the rear of an existing residential structure.
Decision: Approved with conditions.
12. Case: P06-106 Preliminary Major Site Plan
Applicant: Yad Bhatti
Attorney: Jon Campbell
Address: 201 Halladay Street
Block: 2035 Lot: 1
Zone: Morris Canal Redevelopment Plan
Description: New two-family home on a conforming corner lot.
Decision: Approved with conditions.

13. Case: P06-179 Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Address: 75 Fourteenth Street
Block: 20 Lot: 3.10
Zone: Newport Redevelopment Plan
Description: New mixed-use building with 341 dwelling units and 16,261sf of retail space. 29 stories tall atop a 1-story retail base.
Decision: Approved with conditions.
14. Case: P07-021 Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Address: 45 Fourteenth Street
Block: 20 Lot: 3.15, 3.16
Zone: Newport Redevelopment Plan
Description: New 17-story mixed-use multi-family building with 146 residential units and 5,833sf of ground floor retail.
Decision: Approved with conditions.
15. Case: P06-083 Preliminary & Final Major Site Plan with deviations
Applicant: Cumberland Farms, Inc.
Attorney: Laurence Rothstein
Address: 195 Twelfth Street
Block: 254 Lot: E.4
Zone: Jersey Avenue Redevelopment Plan
Description: New gas station with 2,788sf convenience store and fuel bays.
Deviations: Parking, signage
Decision: Approved with conditions.
16. Case: P06-079 Preliminary and Final Major Site Plan
Applicant: Boca Co., LLC
Attorney: George Garcia
Address: 205-211 Baldwin Avenue
Block: 1878 Lot: 5A, 5B, 6, and 7
Zone: Central Business District
Description: Construction of new 40 unit 9 story residential building.
Decision: Approved with conditions.
17. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with “c”variances # P06-154 submitted by J.C. Episcopal Community Dev.Corp.(155-157 Bergen Ave).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan# P07-005 submitted by Newport Assoc.Dev. Co.(2 Shore Lane - Site 2D in NEQ).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “Deviation #P05-144 and Preliminary/Final Site Plan with Deviation # P05-087 submitted by Habitat for Humanity of Greater J.C. Area (476-478 Ocean Ave).
18. Executive Session
19. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of March 27, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business

7. Section 31 Review (M.L.U.L. Section 40:55D-31)for recommendations for the Mary McLeod Parking Lot at MLK Drive and Dwight Street presented by the JCRA.
Recommended with condition.

- 8.. Case: P05-145 Reaffirmation of Minor Subdivision with 'c' variances
Applicant: Nams Developers Inc.
Attorney: Charles Harrington
Address:79-79A Clinton Ave
Block: 1953 Lot: E.1
Zone: R-1 One and Two Family Housing
Description: Subdivision of one oversized 5,762 sf lot into two new lots (2,850 sf and 2,912 sf) for the future construction of two new two-family homes. Originally approved on July 25, 2006.
Variances: lot width, lot area
Decision: Approved.

9. Case: P03-179 Reaffirmation of Minor Subdivision with 'c' variances
Applicant: Sharma, LLC
Attorney: Charles Harrington
Address:6 - 8 Front Street
Block: 1880 Lots: 1 & 2
Zone: OR, Office/Residential
Description: Subdivision of one lot into two lots for construction new three family home on one lot
Variances: Lot size, lot width, front yard, rear yard and side yard setbacks, minimum bldg. height requirement
Decision: Approved.

10. Case: P07-029 Preliminary Major Site Plan
Applicant: Jersey City Housing Authority
Attorney: Jon Campbell
Address:Ocean Avenue & Dwight St. East
Block: 1471.A Lot: 1-4
Block: 1471.D Lot: 5, 6
Zone: Ocean Bayview Redevelopment Plan
Description: New 4-story multi-family residential building for senior citizens. 27 units and 9 parking spaces on a 18,145sf lot.
Decision: Approved.

11. Case: P07- 028 Preliminary Major Site Plan
Applicant: Jersey City Housing Authority
Attorney: Jon Campbell
Address:Ocean Avenue & Dwight St. West
Block: 1324 Lot: 25.A, 26 through 33
Zone: Turnkey Redevelopment Plan
Description: New 4-story multi-family residential building for senior citizens. 32 units and 10 parking spaces on a 18,492sf lot.
Decision: Approved.

12. Case: P06-153 Minor Subdivision with "c" variances
Applicant: Nerendra Bhatt & Rekha N. Bhatt
Attorney: Robert Weinberg
Address:52-54 Wallis Avenue
Block: 1615 Lot: 95
Zone: R-1 One- and Two- Family Housing
Description: Subdivision of existing oversized lot into two new undersized lots of 2,000sf each for new attached two-family homes.
Variances: Lot area, lot width
Decision: Approved with conditions.

13. Case: P06-156 Minor Site Plan with "c" variances
Applicant: Nerendra Bhatt & Rekha N. Bhatt
Attorney: Robert Weinberg
Address:52-54 Wallis Avenue
Block: 1615 Lot: 95
Zone: R-1 One- and Two- Family Housing
Description: Two new attached two-family homes on undersized lots.
Variances: Side yard (52 Wallis)
Decision: Approved with conditions.

14. Case: P07-044 Preliminary & Final Major Subdivision
Applicant: Housing Authority of the City of Jersey City
Attorney: Ron Shaljian
Address:332-340 Duncan Avenue
Block: 1651 Lot: 2.01, 2.02, 3.02 (fka 1, 4, 5, 6, 7, 8)
Zone: R-3 Multi-Family Mid-Rise
Description: Subdivision of 6 lots to remain as 6 lots with minor shifts to lot lines.
Decision: Approved.

15. Case: P06-070.1 Amended Preliminary & Final Major Site Plan with “c” variances
Applicant: Housing Authority of the City of Jersey City
Attorney: Ron Shaljian
Address: 332-340 Duncan Avenue
Block: 1651 Lot: 2.01, 2.02, 3.02 (fka 1, 4, 5, 6, 7, 8)
Zone: R-3 Multi-Family Mid-Rise
Description: Amendment to three multi-family buildings (total of 78 units) originally approved July 25, 2006. Changes include a reduction in the total number of units, minor floor plan, facade, and landscaping changes, a reduction in the number of parking spaces (still conforming), and changes to yard setback and coverage limits.
Variances: rear yard setback
Decision: Approved with conditions.
16. Case: P06-141 Preliminary Major Site Plan
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Address: 220 Pine Street
Block: 2050 Lot: 7
Zone: Morris Canal Redevelopment Plan
Description: New two-family home on conforming 2,500sf lot.
Decision: Approved with conditions.
17. Case: P04-079 Minor Subdivision with “c” variances
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Address: 26-28 Clinton Ave.
Block: 1940 Lot: 1
Zone: R-1, One and Two Family Housing
Description: two new two-family homes on slightly irregularly shaped lots of 2,573sf and 2,645sf.
Variances: lot depth, front yard, rear yard
Decision: Approved with conditions.
18. Case: P06-179 Preliminary Major Site Plan
Applicant: Demi-Skye Lofts
Attorney: Charles Harrington
Address: 364 Louis Munoz Marin Blvd.
Block: 172 Lot: E
Zone: Powerhouse Arts Redevelopment Plan Area
Description: New mixed-use building with 20 dwelling units and ground floor gallery space & retail/retail space.
Deviation: Parking, Maximum Lot Coverage
Carried to April 10, 2007 regular meeting.
19. Case: P07-011 Preliminary & Final Major Site Plan with “c” variances
Applicant: Elletano Properties LLC
Attorney: Jon Campbell
Address: 56 Tuers Avenue
Block: 1894 Lot: 35.A
Zone: R-1 One and Two Family Housing
Description: Addition to existing 3- family home, creating no increase in units.
Variances: Expansion of a non-conforming structure, height
Decision: Approved with conditions.
20. Case: P06-162 Minor Subdivision with “c” variances
Applicant: KS Developers LLC
Attorney: Hugh McGuire
Address: 52-54 Randolph Ave.
Block: 2015 Lot: A.4
Zone: R-1 One and Two-Family Housing
Description: two new two-family homes on undersized lots
Variances: lot area, lot depth, front yard, rear yard
Carry to April 10, 2007
21. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Major Site Plan with “c” variances # P06-076 submitted by Timothy Sullivan on behalf of Owners (565 Jersey Avenue).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Major Site Plan # P06-147 submitted by Abdul Majeed (363 Wayne Street).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P06-094 submitted by 319 Grant Ave. Associates, LLC (319-323 Grant Ave.)
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P07-005 submitted by Newport Associates Development Co. (2 Shore Lane - Site 2D, NE Quadrant).
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviation # P06-082 submitted by Richard Pronti (249 Halladay Street).
 - (6) Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Major Site Plan # P06-057 submitted by 350 Randolph LLC (254-256 Randolph Ave.)
 - (7) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c” variances # P06-056 submitted by 350 Randolph LLC (254-256 Randolph Ave.).
 - (8) Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Major Site Plan # P06-160 submitted by Yad Bhatti (201 Halladay Street).
22. Executive Session
23. Adjournment

JERSEY CITY PLANNING BOARD

PUBLIC NOTICE REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of April 3, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
- 5.. Old Business: .
6. New Business

7. Review and discussion of proposed amendments to the Monticello Avenue Redevelopment Plan. Formal action may be taken.
Carried to April 10, 2007 regular meeting.

8. Review and discussion of Report Concerning the determination of the proposed Route 440 South Study Area as “An Area in Need of Redevelopment”. Formal action may be taken.
Carried to April 10, 2007 regular meeting.

- 9.. Review and discussion of Report Concerning the determination of the proposed Newark Avenue Downtown Study Area as “An Area in Need of Redevelopment “ and/or “An Area In Need of REhabilitaion”. Formal action may be taken.
Carried to May 1, 2007 regular meeting.

10. Review and discussion of proposed amendments to Article V of the Jersey City Land Development Ordinance amending building height and parking standards in the R-1 zoning district. Formal action may be taken.
Height Amendments Approved and recommended to City Council for Adoption. Parking standards carried to May 1, 2007 regular meeting.

11. Review and discussion of proposed amendments to Article V of the Jersey City Land Development Ordinance amending Bulk standards and establishing Conditional Use and parking standards in the HC Highway Commercial zoning district; amending use standards in the Historic District to allow Home Occupations; and amending Bulk standards for Townhouses. Formal action may be taken.
Recommended to City Council for Adoption.

12. Review and discussion of proposed amendments to Article 1, Definitions; Article III, Procedures amending the Threshold for Major Site Plan Review; and Article VIII Enforcement, Violations and Penalties.
Recommended to City Council for Adoption.

13. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

(1) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with ‘c’ variances # P06-103 submitted by Paul Chung (712-714 Grand Street).

14. Executive Session

15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of April 10, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
Review and discussion of proposed amendments to the Monticello Avenue Redevelopment Plan. Formal action may be taken.
Approved and recommended for Adoption by the City Council.

Review and discussion of Report Concerning the determination of the proposed Route 440 South Study Area as "An Area in Need of Redevelopment". Formal action may be taken.
Carried to May 1, 2007 regular meeting.

6. New Business
7. Case: P04-178 Extension of Preliminary/Final Major Site Plan, "c" Variances
Applicant: Rozalski Realty
Attorney: Thomas DiBiasi
Address: 386-388 Seventh St.
Block: 417 Lot: X & Y
Zone: NC, Neighborhood Commercial
Description: Construction of a 18,400 sf mixed use (office/retail and residential) building. 4 stories, 12 dwelling units. Originally approved March 29, 2005.
Variance: height, rear yard setback
Decision: Approved.
8. Case: P05-032 Minor Subdivision Reaffirmation
Applicant: The Ambriola Company/Richard Kantor
Attorney: James Rhatican
Address: 2 Burma Rd.
Block: 2154 Lot: 113B, c, & 18D
Zone: Liberty Harbor Redevelopment Plan
Description: Re-subdivision of three existing lots into two new lots. Originally approved May 3, 2005.
Deviations: lot area (reduction of preexisting nonconformity)
Decision: Approved with condition.
- 9.. Case: P07-014 Preliminary Major Site Plan, Deviations
Applicant: Demi-Skye Lofts
Attorney: Charles Harrington
Address: 364 Louis Munoz Marin Blvd.
Block: 172 Lot: E
Zone: Powerhouse Arts Redevelopment Plan Area
Description: New mixed-use building with 20 dwelling units and ground floor gallery space & retail/retail space.
Deviation: Parking, Maximum Lot Coverage
Decision: Approved with conditions.
10. Case: P06-162 Minor Subdivision with "c" variances
Applicant: KS Developers LLC
Attorney: Hugh McGuire
Address: 52-54 Randolph Ave.
Block: 2015 Lot: A.4
Zone: R-1, One and Two Family Housing
Description: two new two-family homes on undersized lots
Variances: lot area, lot depth, front yard, rear yard
Carried to April 24, 2007 meeting.

- 11. Case: P06-053 Preliminary & Final Major Site Plan with 'c' variances
Applicant: True Vine Church
Attorney: Eugene O'Connell
Address: 129 Linden Ave
Block: 1416 Lot: 35
Zone: R-1 One and Two Family Housing
Description: Conversion of existing 18,000sf warehouse into a house of worship with 48 added parking spaces.
Variances: lot coverage
Decision: Approved with conditions

- 12. Case: P06-142 Preliminary & Final Major Site Plan with 'c' variances
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Address: 81 Bergen Ave.
Block: 1282.C Lot: 32.A
Zone: R-3 Multifamily Midrise
Description: one new 3-family dwelling on an undersized 2,348sf lot
Variances: lot depth, lot width, lot area, front yard, side yard, rear yard
Decision: Approved with conditions.

- 13. Case: P06-131 Minor Subdivision
Applicant: Balbir Trikha
Attorney: pro se
Address: 123 Neptune Avenue
Block: 1412 Lot: A.1
Zone: R-1 One and Two Family Housing
Description: Subdivision of one lot into two.
Variances: Lot size, lot width.
Decision: Approved.

- 14. Case: P07-048 Minor Site Plan with 'c' variances.
Applicant: Balbir Trikha
Attorney: pro se
Address: 123 Neptune Avenue
Block: 1412 Lot: A.1
Zone: R-1 One and Two Family Housing
Description: New construction of two-family town homes.
Variances: Lot size, lot width, and rear yard.
Decision: Approved with conditions.

- 15. Case: P06-135 Preliminary Major Site Plan
Applicant: Subhash Kapoor
Attorney: pro se
Address: 235 Monticello Avenue
Block: 1908 Lot: 9A
Zone: Monticello Avenue Redevelopment Plan
Description: New construction of 5 unit, 4 story, residential building.
Carried to unspecified date.

- 16. Case: P06-163 Preliminary and Final Major Site Plan with 'c' variances
Applicant: DC Tapia & Group Inv. Prop., LLC
Attorney: Charles Harrington
Address: 109-115 Wales Ave and 25 Fayette Ave
Block: 1606 Lot: 23, 24, 25, 26, 27
Zone: R-3 Multifamily Midrise
Description: New construction of five three-family homes with common parking.
Decision: Approved with conditions.

- 17. Case: P06-123 Minor Site Plan with 'c' variances
Applicant: Malik Arshad
Attorney: Pro Se
Address: 296 Magnolia Avenue
Block: 1862 Lot: 31
Zone: OR Office/Residential
Description: New construction of three-family home.
Variances: lot area, lot width, front yard, side yards, parking.
Carried to May 22, 2007 regular meeting

18. Case: P07-021 Minor Subdivision with 'c' variances
Applicant: Raymond Valencia
Attorney: Ron Shaljian
Address: 35 High Street
Block: 1881 Lot: 25
Zone: O/R - Office Residential
Description: Subdivision of one 5,000sf lot into two lots of 2,500sf each for the future construction of one new 3-family home and a home remaining on second lot.
Variances: lot area, lot width, side yard, building height
Decision: Approved with conditions.
19. Case: P07-036 Preliminary Major Site Plan with Deviation
Applicant: Ram RE Development, LLC
Attorney: Richard Hamilton
Address: 325 West Side Avenue
Block: 1297 Lot: 5, 6A, 7A, 8-13
Zone: West Side Avenue Redevelopment Plan
Description: New 6-story multifamily building with 60 residential units, 3,670sf of ground floor retail space, and 53 garaged parking spaces on a 22,007sf lot.
Deviation: Rear yard
Decision: Approved with conditions
20. Case: P07-017 Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Address: 1-25 Fourteenth Street
Block: 20 Lot: 3.16, 3.18, 3.19
Zone: Newport Redevelopment Plan
Description: New 45-story multi-family building with 352 residential units and new 3-story town homes with 11 units built on existing pier. Includes extension of Hudson River Waterfront Walkway. Future cultural/educational center. 4,000sf of ground floor retail space. 230 parking spaces in a garage with an open space roof.

Carried to April 24, 2007

21. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Approving reaffirmation/extension of Minor Subdivision with "c" variances # P05-145 submitted by Nams Developers (79-79A Clinton Avenue).
 - Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances # P04-079 submitted by Nams Developers (26-28 Clinton Avenue).
 - (3) Resolution of the Planning Board of the City of Jersey City approving Preliminary Site Plan #P07-029 submitted by J.C.H.A. (Ocean Ave. At Dwight St. East Block # 1471, Lots 1-4 and Block 1471.d Lots 5-6 - Ocean Pointe East
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P07-028 (Ocean Ave. At Dwight St. West - Block 1324, Lots 25A, 26 -33 -Ocean Pointe West).
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P06-041 submitted by Nams Developers, Inc (220 Pine Street)
 - (6) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-021 submitted by Newport Associates Dev.Co. (45 Fourteenth St.).
 - (7) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P06-179 submitted by Newport Assoc.Dev.Co.(75 Fourteenth St.)
 - (8) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "c" variances # P07-011 submitted by Elletano Prop.LLC (56 Tuers Avenue).
 - (9) Resolution of the Planning Board of the City of Jersey City Approving Reaffirmation/Extension of Minor Subdivision # P03-179 submitted by Sharma 1,LLC (6-8 Front St.)
 - (10) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Subdivision # P07-044 submitted by J.C.H.A. (332-340 Duncan Ave. - Block # 1651, Lots 1,4,5,7, & 8).
 - (11) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with "c" variances # P06-070.1 submitted by the J.C.H.A. (332-340 Duncan Ave.)
22. Adjournment

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

*******ADDENDUM*******

Please take notice the Planning Board approved Item #13 for 35 High Street with an incorrect Case # at the Regular Meeting of April 10, 2007. The corrected Case # is as follows:

Case:	P07-021.A	Minor Subdivision with 'c' variances
Applicant:	Raymond Valencia	
Attorney:	Ron Shaljian	
Address:	35 High Street	
Block:	1881	Lot: 25
Zone:	O/R - Office Residential	
Description:	Subdivision of one 5,000sf lot into two lots of 2,500sf each for the future construction of one new 3-family home and a home remaining on second lot.	
Variances:	lot area, lot width, side yard, building height	
Decision;	Approved with conditions	

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of April 24, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business

7. Case: P06-162 Minor Subdivision with "c" variances
Applicant: KS Developers LLC
Attorney: Hugh McGuire
Address: 52-54 Randolph Ave.
Block: 2015 Lot: A.4
Zone: R-1 , One and Two Family Housing
Description: two new two-family homes on undersized lots
Variances: lot area, lot depth, front yard, rear yard
Decision: Approved with conditions.

8. Case: P07-017 Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Address: 1-25 Fourteenth Street
Block: 20 Lot: 3.16, 3.18, 3.19
Zone: Newport Redevelopment Plan
Description: New 45-story multi-family building with 352 residential units and new 3-story town homes with 11 units built on existing pier. Includes extension of Hudson River Waterfront Walkway. Future cultural/educational center. 4,000sf of ground floor retail space. 230 parking spaces in a garage with an open space roof.
Decision: Approved with conditions.

9. Case: P06-136 Preliminary/Final Major Subdivision,"c" variances
Applicant: Brahmani Ma Bergen LLC
Attorney: Jon Campbell
Address: 81 Old Bergen Road
Block: 1377 Lot: M.1
Zone: R-1 One and Two Family Housing
Description: Subdivision of one lot into 5.
Variances: Lot width, Lot size.
Decision: Approved.

10. Case: P06-137 Preliminary/Final Major Site Plan,"c" variances
Applicant: Brahmani Ma Bergen LLC
Attorney: Jon Campbell
Address: 81 Old Bergen Road
Block: 1377 Lot: M.1
Zone: R-1 One and Two Family Housing
Description: Construction of five new two-family homes.
Variances: Lot width, Lot size, rear yard, side yard.
Decision: Approved with conditions.

11. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 - (1) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P06-151 submitted by the City of Jersey City (194 York Street).
 - (2)Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with Deviations # P06-083 submitted by Cumberland Farms, Inc. (195 Twelfth Street).
 - (3)Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan #P06-163 submitted by DC Tapia & Group Investment Properties, LLC. (109-115 Wales Ave).
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with "c" variances # P06-142 submitted by Nams Developers (81 Bergen Avenue).
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviations # P06-179 submitted by Demi-Skye Lofts @ Marin 1(360-366 Marin Blvd.)
 - (6) Resolution of the Planning Board of the City of Jersey Approving Preliminary & Final Major Subdivision # P06-173 submitted by Liberty Harbor Hldg., LLC (299 Morris Blvd. Block 60.17 Lots 1,2,3: Block 60.18, Lots 1,2,3,4,: and Block 60.19, Lots 1,2,3,4,5,6 & 7
 - (7) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviations # P06-174 submitted By Liberty Harbor Hldg. LLC (299 Morris Blvd.)

12. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of May 1, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
- 5.. Old Business: .
6. New Business

7. Review and discussion of proposed amendments to Article V of the Jersey City Land Development Ordinance amending parking standards in the R-1 zoning district. Formal action may be taken.
Recommended against front yard parking.
Recommended remainder of proposed amendments to City Council for Adoption.

8. Review and discussion of proposed amendments to Article V of the Jersey City Land Development Ordinance amending the rear yard setback standard to be applied to oversized lot depth in the R-1 zone and establishing a building height exception applicable to all properties in the 100 year Flood Plain. Formal action may be taken.
Recommended with amendments to City Council for Adoption.

9. Review and discussion of proposed amendments to the Exchange Place North Redevelopment Plan. Formal action may be taken
Approved and recommended to City Council for Adoption.

10. Review and discussion of proposed amendments to the Journal Square Redevelopment Plan. Formal action may be taken
Approved with amendments and recommended to City Council for Adoption.

11. Review and discussion of Report Concerning the determination of the proposed Newark Avenue Downtown Study Area as “An Area in Need of Redevelopment” and/or “An Area In Need of Rehabilitation.” Formal action may be taken.
Approved and recommended to City Council for Adoption.

12. Review and discussion of Report Concerning the determination of the proposed Route 440 South Study Area as “An Area in Need of Redevelopment.” Formal action may be taken.
Carried to June 12, 2007 meeting. No testimony taken.

13. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

(1) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with ‘c’ variances # P06-053 submitted by True Vine Church (129 Linden Avenue).

14. Executive Session

15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of May 8, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business

7. Case: P05-020 Final Major Site Plan
Applicant: TK Group LLC
Attorney: Ron Shaljian
Address: 172-178 Culver Ave.
Block: 1297 Lot: 20 & M2
Zone: West Side Avenue Redevelopment Plan, Residential district
Description: Vacant 17,499 sf through-lot to be developed with 39 residential units and on-site ground floor parking with 41 spaces. Preliminary Approval was granted on April 5, 2005, with two subsequent amendments most recently granted April 18, 2006.
Decision: Approved with conditions.

8. Case: P07-016 Preliminary Major Site Plan
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Address: 124 Monitor St.
Block: 2095 Lot: 9
Zone: Morris Canal Redevelopment Plan
Description: New 2-family home on conforming vacant lot.
Decision: Approved with conditions.

9. Case: P07-033 Minor Subdivision with "c" variances
Applicant: ALT Investments Inc.
Attorney: Charles Harrington
Address: 431 Bramhall Ave.
Block: 1966 Lot: 21
Zone: R-1 One and Two-family residential
Description: Subdivision of existing oversized lot into two new lots, one conforming and the second undersized at 2,449sf.
Variances: lot area ,lot depth
Carried to June 26, 2007 regular meeting.

10. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 - (1) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan# P07-017 submitted by Newport Associates Development Company (1-25 14th Street)).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"Variances # P07-021.A submitted by Raymond Valencia (35-37 High Street).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"variances # P06-131 submitted by Balbir Trikha (123 Neptune Avenue)
 - (4)Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviation # P06-082 submitted by Richard Pronti (249 Halladay Street).
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c"variances # P06-048 submitted By Balbir Trikha (123 Neptune Avenue).

11. Executive Session
12. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD

PUBLIC NOTICE REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of May 22, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business
7. New Business

8. Case: P07-058 Major Subdivision
Applicant: Baldwin Asset Associates Urban Renewal Company, LLC
Rialto-Capital Urban Renewal Company, LLC
Orpheum Urban Renewal Company, LLC
Paramount Urban Renewal Company, LLC
Attorney: E.T. Paolino, Esq.
Address: Montgomery Street & Baldwin Avenue
Block: 1899 Lot: 24,24,26,29,30,31,33,34
1915 Lot: 23
Zone: Medical Center Study Redevelopment
Description: Correction to the Subdivision approved at the time of Site Plan
Decision: Approved with conditions.

9. Case: P03-088 Final Major Site Plan
Applicant: JAMM Realty Corp
Attorney: Nevins McCann
Address: Newark Avenue & Louis Munoz Marin Blvd.
Block: 205 Lot: 35
Zone: Grove Street Station II Redevelopment
Description: Conformance Review for the Building and Park.
Decision: Approved with conditions.

10. Case: P04-161.1 Amended Preliminary Major Site Plan
Applicant: The View at Jersey City, LLC
Attorney: Nevins McCann
Address: Mill Creek Lane
Block: 2145 Lot: 55A, 55B, 55C
Zone: Grand Jersey Redevelopment Plan
Description: Three connected high-rise towers with 575 dwelling units atop a parking and retail base. Maximum height is 30 stories including a base of approx. 3 stories. Changes include adjustment of stories and building footprint, restaurant elimination and increase in retail area, four street parking spaces added, underground parking eliminated and overall number of parking spaces reduced. Originally approved November 30, 2004.
Decision: Approved with conditions.

11. Case: P07-025 Preliminary Major Site Plan
Applicant: Orlando Bru
Attorney: Jon Campbell
Address: 85-87 Bostwick Avenue
Block: 1305 Lot: 6 & 7
Zone: Vacant Buildings Redevelopment Area
Description: Rehabilitation of an existing 4-story multi-family building with 16 residential units.
Decision: Approved with conditions.

12. Case: P06-168 Preliminary & Final Major Site Plan with "c" variances
Applicant: Jwala MA Montgomery, LLC
Attorney: Ron Shaljian
Address: 646 Montgomery St.
Block: 1892 Lot: 20
Zone: NC Neighborhood Commercial
Description: New 4-story building with 6 residential units and 1,736sf of retail space on a conforming 2,500sf lot.
Variance: Rear Yard
Decision: Approved with conditions.

13. Case: P05-042.1 1-year extension of Preliminary & Final Site Plan, Deviation
Applicant: Jersey City Investors
Attorney: George Garcia
Address: 355 Grand St.
Block: 60.12 Lot: 3
Zone: Grand Jersey Redevelopment Plan
Description: 6-story, 90,000 sf medical office building. Originally approved May 3, 2005. Subsequently amended on October 11, 2005.
Deviation: street frontage
Decision: Approved.

Planning Board Meeting

May 22, 2007

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14. Case: P04-103 Final Major Site Plan
Applicant: Raritan Bay Associates LLC
Attorney: Charles Harrington
Address: 91-93 Maple St.
Block: 2069 Lot: 13 & 14
Zone: Morris Canal
Description: Construction of (2) two-family homes on existing conforming vacant lots. Preliminary approval granted on July 27, 2004.
Decision: Approved with condition
15. Case: P06-151 Preliminary & Final Major Site Plan with “c” variances
Applicant: Marc Donnelly
Attorney: pro se
Address: 306-310 Newark Avenue
Block: 387 Lot: 1
Zone: NC - Neighborhood Commercial
Description: New multi-family building with 6-units, 3 parking spaces, and 1,310 sf of office and retail space
Variances: parking
Carried to June 26, 2007 regular meeting.
16. Case: P06-123 Minor Site Plan with ‘c’ variances
Applicant: Malik Arshad
Attorney: Pro Se
Address: 296 Magnolia Avenue
Block: 1862 Lot: 31
Zone: OR Office/Residential
Description: New construction of three-family home.
Variances: lot area, lot width, front yard, side yards, parking.
Decision: Approved with condition.
17. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with “c” variances # P06-156 submitted by Nerendra Bhatt and Rekha Bhatt (52-54 Wallis Avenue)
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c”Variances # P06-153 submitted by Nerendra Bhatt and Rekha Bhatt (52-54 Wallis Avenue)
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c”variances # P06-162 submitted by KS Developers (52-54 Randolph Avenue.
 - (4)Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with “c”variances # P04-178 submitted by Ziggy Rozalski (386-388 Seventh Street)
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan with # P01-098.1 submitted By Cali Harborside(fee)Associates.L.P. (Christopher Columbus Drive and Hudson St- Plaza IV).
18. Executive Session
19. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of June 12, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business
6. New Business

7. Review and discussion of proposed amendments to the Tidewater Basin Redevelopment Plan. Formal action may be taken.
Approved and recommended to City Council for Adoption.

8. Review and discussion of Report Concerning the determination of the proposed Warner Avenue MLK Extension Study Area as "An Area in Need of Redevelopment." Formal action may be taken. **No Action taken. To be re-noticed.**

9. Review and discussion of proposed amendments to the Martin Luther King Drive Redevelopment Plan. Formal action may be taken.
No Action taken. To be re-noticed.

10. Review and discussion of Report Concerning the determination of the proposed Route 440 South Study Area as "An Area in Need of Redevelopment." Formal action may be taken.
Recommendation to City Council to Adopt one part as "An Area in Need of Redevelopment and one part as "An Area In Need of Rehabilitation"with conditions.

11. Review and discussion of proposed amendments to the Liberty Harbor North Redevelopment Plan. Formal action may be taken.
Approved and recommended to City Council for Adoption.

12. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 - (1) Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan # P04-103 submitted by Raritan Bay Associates, LLC. (91-93 Maple Street).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P05-020.2 submitted by TKP LLC (172-178 Culver Avenue).
 - (3)Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan #P03-088 submitted by Grove Pointe Urban Renewal & Grove Pointe Urban Renewal Condominium, LLC (Newark And Marin Blvd.).
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-016 submitted by Nams Developers, Inc. (124 Monitor Street).
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary Site Plan # P04-161.1 submitted by The View at Jersey City, LLC.(Mill Creek Lane).

13. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of June 26, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business:
7. Renewal of Contractual Services for Board Attorney. **Awarded.**
8. Renewal of Contractual Services for Stenographer. **Awarded.**

9. Case: P06-151 Preliminary & Final Major Site Plan with "c" variances
Applicant: Marc Donnelly
Review Planner: Kristin Russell
Attorney: pro se
Address: 306-310 Newark Avenue
Block: 387 Lot: 1
Zone: NC - Neighborhood Commercial
Description: New multi-family building with 6-units, 3 parking spaces, and 1,310 sf of office and retail space
Variances: parking
Decision: Approved with conditions.

10. Case: P07-033 Minor Subdivision with "c" variances
Applicant: ALT Investments Inc.
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 431 Bramhall Ave.
Block: 1966 Lot: 21
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new lots, one conforming and the second undersized at 2,449sf.
Variances: lot area ,lot depth
Carried to July 10, 2007 regular meeting.

11. Case: P06-100 Minor Subdivision with "c" variances
Applicant: Aydin Atakent
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 139-141 Ege Avenue
Block: 1787 Lot: B.1
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new irregularly shaped lots of 2,100 sf and 1,912 sf.for the construction of two new two-family homes
Variances: lot area ,lot depth, rear yard, building height
Decision: Approved with conditions.

12. Case: P06-150 Preliminary & Final Major Site Plan with "c" variances
Applicant: Central View Estates, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 147-151 Academy St.
Block: 1884.5 Lot: 26E, S1
Zone: O/R - Office Residential
Description: New multi-family building with 12 residential units and 4 garaged parking spaces on a pre-existing undersized parcel of 4,579 sf.
Variances: lot area, lot width, lot depth, rear yard, side yard, building coverage, lot coverage
Decision: Approved with conditions.

13. Case: P07-026 Minor Site Plan with "c" variances
Applicant: Nkay Properties, LLC
Review Planner: Jeff Wenger
Attorney: Jon Campbell
Address: 14 Mercer Street
Block: 202 Lot: T
Zone: H - Historic
Description: Construction of new 3-family house.
Variances: Lot depth and rear yard.
Decision: Approved with conditions.

14. Case: P07-054 Preliminary Major Site Plan with deviations
Applicant: LEN Developers LLC
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 302-306 Palisade Ave.
Block: 722.A Lot: 8.A, 8.B, 9.A, 10
Zone: 325 Palisade Ave. Redevelopment Plan
Description: New multi-family building with 13 residential units and 13 garaged parking spaces on 23,140 sf lot.
Deviations: front yard, garage grade, height, floor-to-ceiling height, parking stall size
Decision: Approved with conditions.

Planning Board Meeting Agenda

June 26, 2007

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15. Case: P07-012 Minor Subdivision
Applicant: 190-192 Arlington Ave., LLC
Review Planner: Kristin Russell
Attorney: Richard Campisano
Address: 190-192 Arlington Ave.
Block: 2009 Lot: 19
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new conforming 3,125 sf each for the construction of two new two-family homes
Decision: Approved wit conditions.
16. Case: P04-179.1 Site Plan Amendment
Applicant: Baldwin Asset Assoc. Urban Renewal Co., LLC & The Criterion Urban Renewal Co. LLC
Review Planner: Kristin Russell
Attorney: Eugene Paolino
Address: Montgomery St. & Baldwin Ave.
Block: 1899 Lot: 32
1915 Lot: 25
Zone: Medical Center Redevelopment Plan
Description: Banner signage not previously approved with site plan application
Decision; Approved with condition.
17. Case: P02-044.1 Final Site Plan w/Preliminary Site Plan Amendment | |
Applicant: PKG Associates, Inc.
Review Planner: Maryann Bucci-Carter
Attorney: W. Nevins McCann, Esq.
Address: 303 Warren Street
Block: 138 Lot: T
Zone Exchange Place North Redevelopment Plan
Description: Up-grading of materials for sidewalk and arcade area, elimination of the Surface Parking and low rise office portions of the preliminary proposal and as built review for the residential and garage remainder.
Decision: Approved with conditions.
18. Case: P05-179.1 Final Site Plan Phase I
Applicant: Baldwin Asset Assoc. Urban Renewal Co.,LLC & Rialto-Capital Renewal Co.LLC
Review Planner: Maryann Bucci-Carter
Attorney: Eugene Paolino
Address: Montgomery St. & Baldwin Ave.
Block: 1899 Lot: 23, 24, 25, 26, 27, Part of 31, 32 & 33
1915 Lot: 25
Zone: Medical Center Redevelopment Plan
Description: Final as built review for the two buildings, temporary valet parking location, driveway, pedestrian and utility infrastructure.
Decision: Approved with conditions.
19. Case: P05-152.1 Preliminary Site Plan Amendment | |
Applicant: K. Hovnanian @ 77 Hudson Street Urban Renewal Co, LLC/North Jersey Acquisitions, LLC
Review Planner: Maryann Bucci-Carter
Attorney: Eugene Paolino
Address: 77 Hudson Street.
Block: 36 Lot: 40 Formally 1A
Zone: Colgate Redevelopment Plan
Description: Garage facade material change and increase in amenity space
Decision: Approved with conditions.
20. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-035 submitted by The Ideal Supply Co. (453 and 437 Communipaw Ave).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P06-168 with “c ” Variances submitted by Jwala Ma Montgomery, LLC (646 Montgomery Street.)
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Proposed Route #440 South Study Area as an “Area in need of Redevelopment” as amended and recommended to City Council for Adoption.
 - (4) Resolution of the Planning Board of the City of Jersey City Authorizing and Approving Appointment of Legal Counsel for the Fiscal Year 2008.
 - (5) Resolution of the Planning Board of the City of Jersey City authorizing an Agreement for Legal Services with John F. Hamill for the period beginning on July 1, 2007 to June 30, 2008.
 - (6) Resolution of the Planning Board of the City of Jersey City Awarding a contract for Stenographic Services to Precision Reporting for fiscal Year 2008.
 - (7) Resolution of the Planning Board of the City of Jersey City authorizing an Agreement with Precision Reporting Stenographic Services beginning on July 1, 2007 to June 30, 2008.
21. Executive Session
22. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of July 10, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business

Case: P05-125/ Z03-026 Extension of Preliminary/Final Site Plan
Applicant: 126-142 Morgan St. Urban Renewal
Review Planner: Claire Davis
Attorney: James McCann
Address: 126-142 Morgan Street
Block: 140 Lot: A.1, B.1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Original Approval was granted on June 14, 2004. A one year extension was granted April 18, 2006, however, due to delays from NJDEP, additional testing must be performed on site. An additional one year extension is being requested to accommodate this delay.

Decision: Approved.

7. New Business:
8. Section 31 Review (M.L.U.L. Section 40:55D-31) for Firehouse rehabilitation at 2 Bergen Avenue. **Recommended.**
9. Case: P04-205 Administrative Amendment
Applicant: Yahia M. Faraq and Mohamed F. Benmansour
Review Planner: Kristin Russell
Attorney: Robert Weinberg
Address: 150-152 Randolph Ave.
Block: 2002 Lot: 2A
Zone: R-1, One and Two Family Housing
Description: Subdivision of oversized lot into two conforming lots for development of two, two-family homes. Originally approved April 12, 2005. Modifications to rear elevation are a result of incorrect site plan topography at time of approval.
Decision: Approved with conditions.
10. Case: P07-033 Minor Subdivision with "c" variances
Applicant: ALT Investments Inc.
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 431 Bramhall Ave.
Block: 1966 Lot: 21
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new lots, one conforming and the second undersized at 2,449sf.
Variances: lot area ,lot depth
Decision: Approved with conditions.
11. Case: P07-052 Minor Subdivision with "c" variances
Applicant: San Arsenio Realty Company LLC
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 30-32 South St.
Block: 786 Lot: A
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new slightly shallow undersized lots of 2,313 sf each for the construction of two new two-family homes.
Variances: lot depth, lot area, side yard
Decision: Approved with conditions.

12. Case: P06-102 Preliminary Major Site Plan
Applicant: Max Molino
Review Planner: Jeffrey Wenger
Attorney: Sean Connelly
Address: 78 MLK Drive
Block: 1343 Lot: 24
Zone: MLK Drive Redevelopment Plan, Neighborhood Shopping District
Description: Construction of new 5 story, 8 unit building with ground floor retail.
Decision: Approved with conditions.

13. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

- (1) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with "c"Variances # P06-150 submitted by Central View Estates, LLC. (147-151 Academy Street)
- (2) Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary and Final Major Site Plan # P02-044.2 submitted by PKG Associates, LLC (303 Warren Street (n/k/a 50 Christopher.Columbus Drive)
- (3)Resolution of the Planning Board of the City of Jersey City Approving Amended Minor Subdivision # P07-035 submitted by MLK Drive Urban Renewal, LLC (412-418 MLK Drive)
- (4) Resolution of the Planning Board of the City of Jersey City Approving Final Amended Site Plan # P03-056.1 submitted by MLK Drive Urban Renewal, LLC (412-418 MLK Drive
- (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with "c"variance # P06-151 submitted by Marc Donnelly (306-310 Newark Ave).
- (6) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P07-025 submitted by Orlando Bru (85-87 Bostwick Avenue).
- (7) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviations # P07-054 submitted by Len Developers, LLC (302-306 Palisade Ave)
- (8) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"Variances # P06-100 submitted by Aydin Atakent (139-141 Ege Ave.)
- (9)Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c"Variances # P07-026 submitted by Nkay Properties, LLC (14 Mercer Street)
- (10) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "c"Variance # P06-137 submitted by Bahmani Ma Bergen LLC (81 Old Bergen Road)
- (11) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Subdivision with "c" Variance # P06-136 submitted by Brahmani Ma Bergen, LLC (81 Old Bergen Road)
- (12) Resolution of the Planning Board of the City of Jersey City Approving Amended Final Subdivision # P07-058 submitted by Baldwin Asset Associates Urban Renewal Company, LLC; Rialto-Capital Urban Renewal Company, LLC; Orpheum Urban Renewal Company, LLC; Paramount Urban Renewal Company, LLC(Montgomery Street & Baldwin Ave.)
- (13) Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan-Phase I # P05-179.1 submitted by Baldwin Asset Assoc. Urban Renewal Co., LLC & Rialto-Capital Renewal Co.,LLC (Montgomery Street & Baldwin Ave.)

14. Adjournment

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of July 24, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business

Case: P07-033 Administrative Amendment
Applicant: ALT Investments Inc.
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 431 Bramhall Ave.
Block: 1966 Lot: 21
Zone: R-1 One and Two-family Housing
Description: Approved on July 10, 2007 with a condition that home be flipped on site to create side-by-side entries. Subsequently, it was discovered that doing so would necessitate removal of substantial street tree. Amendment is to revoke condition of approval.

Decision: Approved.

6. New Business:

Case: P07-096 Minor Site Plan
Applicant: Shuga Shabbir
Review Planner: Maryann Bucci-Carter
Attorney: Pro-Se
Address: 286 Washington Street, Plaza 4A
Zone: Exchange Place North Redevelopment Plan
Description: Print Facility Signage
Decision: Approved with conditions.

7. Case: P02-038 Final Major Site Plan
Applicant: K. Hovnanian @ Jersey City V Urban Renewal Company, LLC
Review Planner: Maryann Bucci-Carter
Attorney: Ron Shaljian, Esq.
Address: 179 Warren Street & 126 Dudley Street
Block: 13.00 Lot: 91, 92
Zone: Tidewater Basin Redevelopment Plan
Description: As-Built review for Residential Building with accessory parking and retail.
Decision: Approved with conditions.

8. Case: P06-067.1 Amended Preliminary & Final Major Site Plan
Applicant: Tropicana Manufacturing Company, Inc.
Review Planner: Kristin Russell
Attorney: Thomas O'Connor
Address: 9 Linden Ave. E.
Block: 1507 Lot: 16
Zone: Greenville Industrial Redevelopment Plan
Description: 71,526sf expansion to the existing Tropicana warehouse. Originally approved July 11, 2006. Project phasing added, Phase I Final sought.
Decision: Approved with conditions.

9. Case: P07-015 Preliminary Site Plan
Applicant: PKG Associates, LLC
Review Planner: Maryann Bucci-Carter
Attorney: W. Nevins McCann
Address: 50 Columbus Drive
Block: 138 Lot: T
Zone: Exchange Place North Redevelopment Plan
Description: 942 DU in two residential towers, 122678 sq. ft. of accessory parking, 12,267 sq. ft. of ground floor retail, and 93,421 sq. ft. of hotel space yielding 144 rooms.
Decision: Approved with conditions.

10. Case: P07-077
Applicant: AMB Property LP
Review Planner: Jeff Wenger
Attorney: Thomas O'Connor
Address: 219-295 Rte. 1&9
Block: 1639 Lot: 5.C
Zone: Hackensack River Edge Redevelopment Plan
Description: Construction of new 878,264 square foot warehouse.
Deviations: Signage, and minimum landscaped buffer.
Decision: Approved with conditions.

11. Case: P07-034
Applicant: Philip Carrington, Family Collective Day Care Center
Review Planner: Jeff Wenger
Attorney: James Wolfe
Address: 453, 459-463, 464, 467 MLK Drive
Block: 1975 Lot: F1, C1, 2C, 3
Zone: MLK Drive Redevelopment Plan, Neighborhood Shopping Sub-district
Description: Construction of new two-story day care facility.
Decision: Approved with conditions.
12. Case: P07-013 Preliminary & Final Major Site Plan with "c" variances
Applicant: SGA Investments LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 854-860 Newark Avenue
Block: 597 Lot: 15, 17, 19, 21
Zone: N/C - Neighborhood Commercial
Description: New 24-unit building with 900 sf of ground floor retail and 27 on-site garaged parking spaces.
Variances: lot depth, rear yard
Decision: Approved with conditions.
13. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P06-123 submitted by Malik Arshad (296 Magnolia Ave.)
 2. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary Site Plan # P05-152.1 submitted by K. Hovnanian@ Hudson St. Urban Renewal Co.,LLC & EQR-Urban Renewal 77 Hudson St, LLC (77 Hudson Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances submitted by ALT Investments, Inc. (431 Bramhall Ave.)
14. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD

PUBLIC NOTICE REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of July 31, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
- 5.. Old Business: .
6. New Business

7. Review and Discussion of the Warner Avenue Study Area Report. Formal Action may be taken. **Approved and recommended to City Council for Adoption.**
8. Review and Discussion of amendments to the Martin Luther King Drive Redevelopment Plan. Formal action way be taken. **Approved and recommended to City Council for Adoption.**
9. Review and Discussion of the New York Avenue Study Area Report. Formal Action may be taken. **Approved and recommended to City Council for Adoption.**
10. Review and discussion of amendments to the Journal Square Redevelopment Plan. Formal action way be taken. **Approved and recommended to City Council for Adoption.**
11. Review and Discussion of the Master Plan Re-examination Report. Formal action may be taken. **Approved.**
12. Review and Discussion of the Proposed Amendments to the Jersey City Master Plan. Formal action may be taken. **Approved.**
13. Review and Discussion of the Proposed Amendments to the Jersey City Land Development Ordinance amending chapter 345, article V, creating the R-1F Zone. Formal action may be taken. **Recommended to City Council for Adoption.**
14. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 - (1) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P07-012 submitted by 190-192 Arlington Avenue, LLC (190-192 Arlington Avenue).
 - (2) Resolution of the Planning Board of the City of Jersey City approving a one year extension of Amended Final Site Plan # P05-125/Z03-026 submitted by 126-142 Morgan Street Urban Renewal, LLC (126-142 Morgan Street).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with “c”variances submitted by SGA Investment, LLC (854-860 Newark Avenue)
15. Executive Session
16. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of August 14, 2007:

1. Call to Order
 2. Sunshine Announcement
 3. Roll Call
 4. Correspondence
 5. Old Business
-
- A. Case: P06-018 Administrative Site Plan Amendment
Applicant: Rose Garden Monaco, LLC
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter
Address: 455 Washington Blvd..
Block: 15 Lot: 26
Zone: Hudson Exchange Redevelopment Plan
Description: Revised grading, landscaping, floor to ceiling height, unit bedroom-mix and an adjustment to material location on the garage facade.
Decision: Approved.

 - B. Case: P05-129 One Year Extension
Applicant: Nicholas Zampetti
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 51 Pearsall Avenue (222, 224, 226 Garfield Avenue)
Block: 1434 Lot: A.1
Zone: R1, One and Two Family Housing
Description: one year extension to November 29, 2008 for Preliminary/Final Site Plan with "c"variances originally approved 10/25/05 to construct six condominium units in a townhouse style with two condo units totaling 3,988 sf on each of three new lots
Decision: Approved.

 - C. Case: P07-105 Minor Site Plan Site Plan
Applicant: Bobby Perillo
Review Planner: Maryann Bucci-Carter
Attorney: Pro-se
Address: 3 Second Street (Plaza 10 @ Harbor side)
Block: 15 Lot: 48
Zone: Hudson Exchange
Description: Signage for first floor café
Decision: Approved.

 - D. Case: P04-176.1 Preliminary Site Plan Amendment with deviations
Applicant: Who Land Development, LLC
Review Planner: Maryann Bucci-Carter
Attorney: None
Address: 376 Marin Blvd./160 - 1st Street / 171 - 2nd Street
Block: 173 Lot: B,C,E,F,J126A, 127
Zone: Powerhouse Arts Redevelopment Plan
Description: Revision to Parking levels and layout
Deviations: No change to deviations previously granted.
Decision: Approved with conditions.
-
6. Case: P05-113 Final Major Site Plan
Applicant: 389 Monmouth Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 449-453 Monmouth St.
Block: 389.1 Lot: 50
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Adjourned to September 25, 2007 Regular Meeting.

 7. Case: P05-115 Final Major Site Plan
Applicant: 317 Jersey Avenue LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 621-627 Jersey Avenue
Block: 317 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Adjourned to September 25, 2007 Regular Meeting.

 8. Case: P05-117 Final Major Site Plan
Applicant: 280 Erie Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 626 Jersey Ave.
Block: 280 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Adjourned to September 25, 2007 Regular Meeting.

 9. Case: P05-119 Final Major Site Plan
Applicant: 354 Coles Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 99-105 Coles St.
Block: 354 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Adjourned to September 25, 2007 Regular Meeting.

10. Case: P06-169 Preliminary Site Plan with deviations
Applicant: Statue of Liberty Harbor North Redevelopment, LLC
Review Planner: Maryann Bucci-Carter
Attorney: Jack Arseneault, Esq.
Address: Luis Munoz Marin Blvd.
Block: 60.26 Lot: 1
Zone: Liberty Harbor North Redevelopment Plan
Description: 470 Residential units, 3,680 sf Retail, 321,366 sf. Hotel, 204,754sf. Parking for 723 parking spaces, improvement
Deviations: Increase in parking spaces, hotel drop-off cut into sidewalk, front yard setback percentage, lack of Facade articulation, and materials
Decision: Approved with conditions.
11. Case: P07-090 Preliminary Major Site Plan
Applicant: Fred Martin Apartments Urban Renewal LP
Review Planner: Jeff Wenger
Attorney: Eugene O'Connell
Address: 194-212 MLK Drive
Block: 1319 Lots: A.1 - A.3, A.7 - A.9, 57.A, 58.A, 59, 60
Zone: MLK Drive Redevelopment Plan Area
Description: New four-story, 39 unit affordable housing building with retail and 39 parking spaces
Decision: Approved with conditions.
12. Case: P07-050 Minor Subdivision with "c" variances
Applicant: Dimple Shah & Alpha Shah
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 131-133 Webster Ave.
Block: 746 Lot: 253 & 254
Zone: R-1, One and Two Family Housing
Description: Subdivision of oversized lot into two new slightly undersized lots of 2,443 and 2,448sf for the construction of two new two-family homes.
Variances: lot area (both), lot depth (both), garage door width, garage dimensions
Carried to October 2, 2007 Regular Meeting.
13. Case: P07-074 Preliminary & Final Major Site Plan with "c" variances
Applicant: D. Marino & R. Kelly, Bernard Constr., and CHG Partners LLC
Review Planner: Kristin Russell
Attorney: George Garcia
Address: 733-737 Newark Ave. & 60-70 Cottage St.
Block: 588 Lot: X1, 26-28, V.2, 52A, 53, 54
Zone: NC - Neighborhood Commercial and O/R - Office Residential
Description: Expansion of existing Casa Dante restaurant and 60 new residential units fronting both Newark Ave. and Cottage St. Height varies between 5 and 8 stories, with a garage for 74 valet parking spaces.
Variances: rear yard (both zones), building coverage (in O/R), side yard (in O/R), and lot coverage (in O/R)
Decision: Approved with conditions
14. Case: P07-059 Minor Subdivision
Applicant: Clerk Homes, LLC
Review Planner: Jeff Wenger
Attorney: Hugh McGuire
Address: 66-68 Clerk Street
Block: 2013 Lot: 2.A
Zone: R-1, One and Two Family Housing
Description: Subdivision of one lot into two conforming lots.
Decision: Approved with conditions.
15. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Prel. Major Site Plan # P06-088 submitted by Mecca Rlty .Dev.,LLC (590-600 Grand St., 13-59 Fairmount Ave. & 458-474 Johnston Ave).
 2. Resolution of the Planning Board of the City of Jersey City Approving Prel.Site Plan # P07-027 submitted by Franklin Development Group, LLC (268-282 MLK Drive)
 3. Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Major Subdivision # P07-023 submitted by Franklin Dev. Group, LLC(268--282 MLK Drive.)
 - 4, Resolution of the Planning Board of the city of Jersey City Approving Prel. Major Site Plan with Deviations # P07-077 submitted by AMB Property, LP(291-295 Route 1 & 9).
 5. Resolution of the Planning Board of the City of Jersey City Approving Prel. Site Plan # P06-102 submitted by Max Molina(78 MLK Drive)
 - 6.Resolution of the Planning Board of the City of Jersey City approving Minor subdivision with "c" variances # P07-052 submitted by San Arsenio Rlty Co., LLC (30-32 South St)
 7. Resolution of the Planning Board of the City of Jersey City Approving Prel.Site Plan amendment for Phases I & II and Final site Plan for Phase I # P06-067.1 submitted by Tropicana Manufacturing Co.,Inc (9 Linden Ave East)
 8. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P07-096 submitted by Shuja Shabbir (286 Washington St - Plaza 4A)
16. Adjournment

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of August 28, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. **Annual Reorganization**

Chairman, Michael Ryan
Vice Chairman, Leon Yost
Board Secretary, Robert cotter
Acting Board Secretary, Kristin Russell

6. Old Business:

Case: P03-114 Preliminary Major site Plan Administrative Amendment
Applicant: Liberty Harbor North Inc.
Review Planner: Maryann Bucci-Carter
Attorney: Charles Harrington
Address: Grand Street & Morris Blvd.
Block: Block 60.04 (Block 5 of the Redevelopment Plan)
Zone: Liberty Harbor North Redevelopment Plan
Description: Change in unit floor plan and unit number to create 13 additional units
Decision: Approved

7. New Business

8. Case: P07-051 Minor Subdivision with 'c' variance
Applicant: Lallman Khoblal
Review Planner: Jeff Wenger
Attorney: Steven A. Llorens
Address: 212-214 Freeman Avenue
Block: 1654 Lot: 17,18.A,19
Zone: R-1 One and Two Family Housing
Description: Subdivision of 3 lots with two existing two-family homes into two irregular lots for each two-family home.
Variances: Lot depth, balcony projection, garage dimension, ceiling height, front yard setback, rear yard setback
Carried to October 23, 2007 regular meeting.

9. Case: P07-076 Preliminary Major Site Plan with Deviations
Applicant: N+V Developers LLC
Review Planner: Jeffrey Wenger
Attorney: Jon Campbell
Address: 311-317 West Side Avenue
Block: 1294 Lot: 1&4
Zone: Westside Avenue Redevelopment Plan
Description: Construction of new 30 unit 6 story building with ground floor retail.
Deviations: Lot depth, and rear yard setback.
Decision: Approved with conditions.

10. Case: P07-001 Preliminary Major Site Plan
Applicant: Vivian Guirgus
Review Planner: Kristin Russell
Attorney: pro se
Address: 123 Logan Avenue
Block: 1628 Lot: 89
Zone: Sip Avenue Gateway Redevelopment Plan
Description: New 2-family home on conforming 2,500sf lot.
Decision: Approved with conditions.

11. Case: P07-004 Preliminary & Final Major Site Plan with "c" variances
Applicant: Dos Lunas, LLC
Review Planner: Kristin Russell
Attorney: Richard Campisano
Address: 513 Central Avenue
Block: 812 Lot: 1.A
Zone: N/C - neighborhood commercial
Description: Side and rear addition to an existing mixed-use building with 1,726 sf of ground floor commercial (existing) and 8 units above. 6 parking spaces in the rear.
Variances: Parking aisle width
Decision: Approved with conditions.

12. Case: P05-089 Preliminary & Final Major Subdivision with “c”
variances and deviations
Applicant: Dinh Nguyen and Phu Nguyen
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 113-119 Harrison Ave. & 632-634 Communipaw Ave.
Block: 1931 Lot: 7, 8, 9, H2
Zone: R-1 One and Two Family Housing & Monticello Ave. Redevelopment
Plan
Description: Subdivision and consolidation of six existing lots into five new lots.
Four will be fronting on Harrison Avenue and one consolidated lot on
Communipaw Avenue.
Variances: lot depth, rear yard, lot area
Decision: Approved.
13. Case: P05-172.1 Preliminary & Final Major Site Plan with “c” variances
Applicant: Dinh Nguyen and Phu Nguyen
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 113-119 Harrison Ave.
Block: 1931 Lot: H2
Zone: R-1 One and Two Family Housing
Description: Two new two-family homes on slightly irregular undersized lots (2,174
sf and 2,124sf)
Variances: side yard, building coverage, garage dimensions
Decision: Approved with conditions.
14. Case: P05-077 Amended Preliminary & Final Major Site Plan
Applicant: 140 Grant Avenue Associates, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 18-20 Park St.
Block: 1925 Lot: 44.B
Zone: Vacant Buildings Redevelopment Plan
Description: Final site plan for renovation of existing 19-unit residential building.
Original approval was granted on December 13, 2005. Changes include
one additional unit (permitted), minor interior shifts, and facade
changes.
Decision: Approved.
15. Case: P07-101 Minor Subdivision
Applicant: Newport Associates Development Company
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: River North
Block: 20 Lot: 3.15
Zone: Newport Redevelopment Plan
Description: Subdivision of existing lot into two new lots, one 62,766 sf for the
approved Aquablu and one 22,632 sf for the approved Savoy.
Decision: Approved.
16. Case: P07-014 Preliminary & Final Major Site Plan w/ “c” variances
Applicant: Alfonso Carrino
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 650-654 Montgomery St.
Block: 1892 Lot: 17
Zone: N/C - Neighborhood Commercial
Description: Adaptive reuse and addition to existing industrial building for
conversion to mixed use building with ground floor retail, 28 garaged
parking spaces, and 27 residential units.
Deviations: rear yard setback, parking aisle width, parking stall size
Decision: Approved with conditions.
15. Memorialized the following resolutions, available for review at the Office of City Planning, 30
Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Administrative
Amendments to Preliminary Major Site Plan with Deviations # P03-114 submitted by Liberty
Harbor North, Inc. (Liberty Harbor North, Phase I).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final
Site Plan # P05-142 submitted by York Street Properties, LLC (102 York Street)
 3. Resolution of the Planning Board of the City of Jersey City Approving Administrative
Amendments to Preliminary and Final Major Site Plan with Deviations # P06-018 submitted by
Rosegarden Monaco, LLC (455 Washington Blvd).
16. Adjournment

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of September 25, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Street Naming Ceremony Honoring City Planning Director Robert D. Cotter, PP AICP
6. Old Business:

Case: P04-051 1-Year Extension to Preliminary/ Final Site Plan
Applicant: Magnolia Realty Associates, LLC
Review Planner: Kristin Russell
Attorney: Brian Chewcaskie
Address: 785 West Side Ave.
Block: 1660 Lot: 445.A & 446.A
Zone: NC - Neighborhood Commercial
Description: Construction of a four story building on vacant lot. Ground floor retail and nine residential units above, approved at May 18, 2004 Planning Board meeting and first extension granted May 23, 2006

Decision: Approved..

7. New Business

Case: P07-062 Minor Subdivision with deviations
Applicant: Joseph Clemente
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 226-228 Pine Street
Block: 2050 Lot: T
Zone: Morris Canal Redevelopment Plan
Description: subdivision of existing oversized 4,248 sf lot into two slightly undersized lots of 2,119 sf and 2,129 sf. Deficient lot depth is typical to the area.

Deviations: lot area, lot depth

Decision: Approved with conditions.

8. Case: P07-064 Preliminary Major Site Plan
Applicant: Joseph Clemente
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 226-228 Pine Street
Block: 2050 Lot: T
Zone: Morris Canal Redevelopment Plan
Description: Two new attached two-family homes with parking on undersized lots.

Decision: Approved with conditions.

9. Case: P07-102 Preliminary Major Site Plan
Applicant: Elizabeth, Joseph & Margarate Tokoly
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 159 Pine Street
Block: 2045 Lot: G
Zone: Morris Canal Redevelopment Plan
Description: Rear addition to existing single-family home

Decision: Approved with conditions.

10. Case: P03-114 Final Site Plan
Applicant: Liberty Harbor North, Inc.
Attorney: Francis Schiller, Esq.
Review Planner: Maryann Bucci-Carter
Address: 333 Grand Street (entire Phase I Area)
Block: 60.02 Lots: 14, 24
60.03 Lots: 16,8
60.04 Lots: 19
60.09 Lots: 1
60.10 Lots: 1
60.11 Lots: 1

Zone: Liberty Harbor North Redevelopment Plan

Description: Final Conformance review for Phase I

Decision: Approved with conditions.

11. Case: P06-139.1 Preliminary Site Plan Amendment
Applicant: MEPT Urban Renewal LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Maryann Bucci-Carter
Address: Journal Square (Bergen & Sip)
Block: 1866 Lots: B3, B4, C1, 16, 17A, 18A, 19, 20, 25H, 25J
Zone: Journal Square Redevelopment Plan
Description: Alter the podium and tower heights, change the facade material, design and tower orientation
Deviation: Sidewalk Width
Carried to October 2, 2007 at request of applicant.

12. Case: P07-092 Minor Site Plan with “c” variances
Applicant: Fleet Street 5 LLC
Review Planner: Kristin Russell
Attorney: Eugene O’Connell
Address: 102 Fleet Street
Block: 567 Lot: 52.A
Zone: R-1 one and two-family residential
Description: Rear addition to an existing 6-family structure.
Variances: expansion of a non-conforming structure, rear yard setback
Carried to October 2, 2007 regular meeting..
13. Case: P05-113 Final Major Site Plan
Applicant: 389 Monmouth Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 449-453 Monmouth St.
Block: 389.1 Lot: 50
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Carried to October 2, 2007 regular meeting at request of applicant..
- 14.. Case: P05-115 Final Major Site Plan
Applicant: 317 Jersey Avenue LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 621-627 Jersey Avenue
Block: 317 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Carried to October 2, 2007 regular meeting at request of applicant.
15. Case: P05-117 Final Major Site Plan
Applicant: 280 Erie Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 626 Jersey Ave.
Block: 280 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Carried to October 2, 2007 regular meeting at request of applicant.
16. Case: P05-119 Final Major Site Plan
Applicant: 354 Coles Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 99-105 Coles St.
Block: 354 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Carried to October 2, 2007 regular meeting at request of applicant.
17. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P07-101 submitted by Newport Associates Development Company (River North - Block 20, Lot 3.15).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with “c”variances # P07-014 submitted by Alfonso Carrino (650-654 Montgomery Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P04-025 submitted by NC housing Associates # 200Co. (40 Newport Pkwy-Medical Offices in James Madison)
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P05-077 submitted by 140 Grant Avenue Associates, LLC (18-20 Park Street).
 5. Resolution of the Planning Board of the City of jersey City Approving Preliminary Major Site Plan with Deviations# P07-036 submitted by Ram Re Development, LLC (325 West Side Ave.)
 6. Resolution of the Planning board of the City of Jersey City Approving Preliminary & Final Site Plan # P07-004 submitted by Dos Lunas, LLC (513 Central Avenue)
 7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-034 submitted by The Family Collective Day Care Center (453, 459, 463, 465,467 Martin Luther King Drive).
 8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-015 submitted by PkG Associates, LLC (50 Christopher Columbus Drive- Columbus Towers - Phase II).
18. Adjournment

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of October 2, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:

- 6.. Case: P06-139.1 Preliminary Site Plan Amendment
Applicant: MEPT Urban Renewal LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Maryann Bucci-Carter
Address: Journal Square (Bergen & Sip)
Block:: 1866 Lots: B3, B4, C1, 16, 17A, 18A,19, 20, 25H, 25J
Zone: Journal Square Redevelopment Plan
Description: Alter the podium and tower heights, change the facade material, design and tower orientation
Deviation: Sidewalk Width
Decision: Approved with conditions.

7. Case: P07-050 Minor Subdivision with "c" variances
Applicant: Dimple Shah & Alpha Shah
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 131-133 Webster Ave.
Block: 746 Lot: 253 & 254
Zone: R-1, One and Two Family Housing
Description: Subdivision of oversized lot into two new slightly undersized lots of 2,443 and 2,448sf for the construction of two new two-family homes. lot area (both), lot depth (both), garage door width, garage dimensions
Variances:
Decision: Approved with conditions.

8. Case: P07-092 Minor Site Plan with "c" variances
Applicant: Fleet Street 5 LLC
Review Planner: Kristin Russell
Attorney: Eugene O'Connell
Address: 102 Fleet Street
Block: 567 Lot: 52.A
Zone: R-1 one and two-family residential
Description: Rear addition to an existing 6-family structure.
Variances: expansion of a non-conforming structure, rear yard setback
Decision: Approved with conditions.

9. Case: P05-113 Final Major Site Plan
Applicant: 389 Monmouth Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 449-453 Monmouth St.
Block: 389.1 Lot: 50
Zone: R-1,One and Two Family Housing
Description: 16 new two-family homes
Decision: Dismissed.

Planning Board Meeting Agenda

October 2, 2007

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10. Case: P05-115 Final Major Site Plan
Applicant: 317 Jersey Avenue LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 621-627 Jersey Avenue
Block: 317 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Decision: Dismissed
- 11 Case: P05-117 Final Major Site Plan
Applicant: 280 Erie Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 626 Jersey Ave.
Block: 280 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Decision: Dismissed
12. Case: P05-119 Final Major Site Plan
Applicant: 354 Coles Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 99-105 Coles St.
Block: 354 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Decision: Dismissed
13. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving One(1) Year Extension of Preliminary & Final Major Site Plan # P05-042 submitted by Liberty Health Jersey City Medical Ctr.. (355 Grand Street)
 2. Corrective Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan # P02-130 submitted Newport Associates Development Co.(125 Eighteenth Street-Pier One Imports).
 3. Corrective Resolution of the Planning Board of the City of Jersey City Approving Site Plan Amendment # P02-130.1 submitted by Newport Associates Development Co. (125 Eighteenth St.- Phase II Expansion- Linens & Things).
 4. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan # P02-130 submitted by Newport Associates Development Co.(125 Eighteenth Street - Linens & Things)..
14. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of October 16, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business:

7. Review and discussion of proposed amendments to the Powerhouse Arts District Redevelopment Plan. Formal action may be taken.
Carried to regular meeting of November 27, 2007.

8. Review and discussion of proposed amendments to the Sip Avenue Gateway Redevelopment Plan. Formal action may be taken.
Carried. No date specific.

9. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 1. Resolution of the Planning Board of the City of Jersey City Approving second One Year Extension # P04-051 submitted by Magnolia Realty Associates, LLC (785 West Side Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviations # P06-120 submitted by Nashed Construction (399-403 Freeman Avenue and 411-425 Sip Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P07-059 submitted by Clerk Homes, LLC (66-68 Clerk Street)

10. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of October 23 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:

Case: P06-139.1 Preliminary Site Plan Amendment with Deviation
Applicant: MEPT Urban Renewal LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Maryann Bucci-Carter
Address: Journal Square (Bergen & Sip)
Block:: 1866 Lots: B3, B4, C1, 16, 17A, 18A,19, 20, 25H, 25J
Zone: Journal Square Redevelopment Plan
Description: Alter the podium and tower heights, change the facade material, design and tower orientation. Approved October 2, 2007; scheduled to allow for additional public comment.
Deviation: Sidewalk Width of Sip Avenue
Prior approval given on October 2, 2007 remains in effect.

7. New Business:

8. Case: P05-150 Reaffirmation of Minor Subdivision
Applicant: Summit Avenue Homes, LLC
Attorney: Eugene Squeo
Address: 195-197 Van Horne St.
Review Planner: Kristin Russell
Block: 2041 Lot: X & Y
Zone: Morris Canal Redevelopment Plan
Description: Re-subdivision of two lots to create two new conforming lots of 2,500 sf and 2,800 sf. Originally granted March 28, 2006.
Decision: Approved.

9. Case: P04-161.1 1-year extension to Preliminary Major Site Plan
Applicant: The View at Jersey City, LLC
Attorney: Francis Schiller
Review Planner: Kristin Russell
Address: Mill Creek Lane
Block: 2145 Lot: 55A, 55B, 55C
Zone: Grand Jersey Redevelopment Plan
Description: Three connected high-rise towers with 575 dwelling units atop a parking and retail base. Maximum height is 30 stories including a base of approx. 3 stories. Originally approved November 30, 2004, amended May 22, 2007.
Decision. Approved.

10. Case: P04-116.1 1-year extension to Preliminary Major Site Plan
Applicant: Jersey Avenue 833 Urban Renewal Co., LLC
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 833 Jersey Avenue
Block: 330 Lot: 1-5, 3C
Zone: Jersey Avenue Redevelopment Plan
Description: Seven-story, 84 unit, residential building with 84 parking spaces. Internal parking on two levels, partially underground. Originally approved September 28, 2004 and amended June 21, 2005.
Decision: Approved.

11. Case: P06-117 Administrative Amendment
Applicant: Grand LNH II Urban Renewal, LLC
Attorney: Charles Harrington, Esq
Review Planner: Maryann Bucci-Carter
Address: Grand Street & Luis Munoz Marin Blvd.
Block: 60.06 Lot: 1
198 11
Zone: Liberty Harbor North Redevelopment Plan
Description: Reduction in unit count to be 348 DU, revised streetscape to match adjacent Phase I LHN design, change in parking level layout and location of amenity space
Decision: Approved with conditions.

12. Case: P06-076 Administrative Amendment
Applicant: Tim Sullivan
Attorney: pro se
Review Planner: Kristin Russell
Address: 565 Jersey Avenue
Block: 314 Lot: 7
Zone: H - Historic, Harsimus Cove
Description: 2,750sf addition to existing building. Addition is both in building height and depth. Approved November 13, 2006.
Variances: front yard landscaping, height
Decision: Approved with conditions.

13. Case: P07-051 Minor Subdivision with 'c' variances
 Applicant: Lallman Khoblal
 Review Planner: Jeff Wenger
 Attorney: Steven A. Llorens
 Address: 212-214 Freeman Avenue
 Block: 1654 Lot: 17,18.A,19
 Zone: R-1 One and Two Family Housing
 Description: Subdivision of 3 lots with two existing two-family homes into two irregular lots for each two-family home.
 Variances: Lot depth, balcony projection, garage dimension, ceiling height, front yard setback, rear yard setback
Carried to December 11, 2007 regular meeting.
14. Case: P06-171 Preliminary & Final Major Site Plan with "c" variances
 Applicant: Hope Center Tabernacle
 Attorney: Ada Davis
 Review Planner: Kristin Russell
 Address: 110-116 Cambridge Avenue
 Block: 763 Lot: 17, 18, 19, 20
 Zone: R-1, One and Two Family Housing
 Description: Rehabilitation of existing building into a 9,867sf house of worship
 Variances: signage, parking, street trees
Carried to November 20th meeting.
15. Case: P07-093 Minor Subdivision with "c" variances
 Applicant: Anwar& Sameh Ghali
 Attorney: Eugene O'Connell
 Review Planner: Kristin Russell
 Address: 215-217 Delaware Avenue
 Block: 1659 Lot: 406 & 407
 Zone: R-1, One and Two Family Housing
 Description: subdivision of existing oversized lots into two new undersized lots for two new two-family homes.
 Variances: lot area (both lots), lot width (both lots), garage dimensions (both lots)
Decision: Approved with conditions.
16. Case: P07-085 Preliminary Major Site Plan
 Applicant: Whiton Street Development Fund, LLC
 Attorney: George Garcia
 Review Planner: Kristin Russell
 Address: 300 Whiton Street
 Block: 2051 Lot: J
 Zone: Morris Canal Redevelopment Plan
 Description: Roof deck addition to existing 2-family structure
Decision: Approved.
17. Case: P07-047 Preliminary Major Site Plan with Deviation
 Applicant: 209 Ninth St. LLC
 Attorney: Jatinder Sharma
 Review Planner: Kristin Russell
 Address: 209 Ninth St.
 Block: 251 Lot: 57
 Zone: Grove Street NDP Redevelopment Plan
 Description: New multifamily residential building with 6 units and 4 garage parking spaces.
 Deviations: window lintel/sill requirement, height
Carried to November 20th, 2007 meeting.
18. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final site Plan with "c"variances # P05-172.1 submitted by Dinh Nguyen and peter Nguyen (113-119 Harrison Avenue0.
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-102 submitted Elizabeth, Joseph and Margaret Tokoly (156 Pine Street).).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-064 submitted by Joseph Clemente (226-228 pine Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with Deviation # P07-62 submitted by Joseph Clemente (226-228 Pine Street).
 5. Resolution of the Planning Board of the City of Jersey City approving Minor Subdivision with "c" variances # P07-050 submitted by A-1 Construction (131-133 Webster Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Preliminary Major Site Plan # P06-117 submitted by LHN Grand Urban Renewal, LLC (Grand St. & Marin Blvd.- Block 60, Lot1 and Block 198, Lot 11)
 7. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P03-114 submitted by Liberty Harbor North, Inc. (Grand St. & Marin Blvd. - Block 60.02, Lots 14& 24 - Block 60.03, Lots 8, 16 - Block 60.04, Lot 19 - Block 60.09, Lot 1 - Block 60.10, Lot 1, Block 60.11, Lot 1.)
19. Executive Session, as needed to discuss litigation, personnel or other matters.
 20. Adjournment
 MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of November 20, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
7. New Business

8. Section 31 Review (M.L.U.L. Section 40:55-31)Golden Door Charter School at 180 Ninth Street. Addition of trailer. **Recommended.**

9. Discussion of recommendation to designate St. John's Church and Rectory as a local municipal landmark. **Carried to December 11, 2007 regular meeting.**

10. Case: P06-171 Preliminary & Final Major Site Plan with "c" variances
Applicant: Hope Center Tabernacle
Attorney: Ada Davis
Review Planner: Kristin Russell
Address: 110-116 Cambridge Avenue
Block: 763 Lot: 17, 18, 19, 20
Zone: R-1, One and Two Family Housing
Description: Rehabilitation of existing building into a 9,867sf house of worship
Variances: signage, parking, street trees
Decision: Approved with conditions.

11. Case: P07-047 Preliminary Major Site Plan with Deviation
Applicant: 209 Ninth St. LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 209 Ninth St.
Block: 251 Lot: 57
Zone: Grove Street NDP Redevelopment
Description: New multifamily residential building with 6 units and 4 garage parking spaces.
Deviations: window lintel/sill requirement, height, stacked parking
Decision: Approved with conditions.

12. Case: P05-052 1-year extension to Preliminary and Final Major Site Plan
Applicant: M&H Developers, LLC & DeLuco Organization LTD
Attorney: Charles Harrington
Address: 15-23 Oakland Ave./12-20 Cook St.
Block: 527 Lot: 5C, 5E, 6, 7, 16, 17, 18B, 18C
Zone: O/R, Office Residential
Description: New building with 92 residential units and ground floor retail and 92 internal parking spaces. Originally approved August 23, 2005.
Decision: Approved.

13. Case: P04-187 Preliminary Major Site Plan with deviations
Applicant: Communipaw Avenue Group LLC
Attorney: Vincent D'Elia
Review Planner: Kristin Russell
Address: 305 Communipaw Avenue
Block: 2046 Lot: 23B, 25B
Zone: Morris Canal Redevelopment Plan
Description: New single family home on irregular flag lot. Already constructed, retroactive approval request.
Variances: rear yard, front yard parking, more than one principal use per lot
Decision: Approved.

14. Case: P07-109 Preliminary Major Site Plan with deviations
Applicant: First Street Associates
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 325 First St.
Block: 348 Lot: 6
Zone: Village Redevelopment Plan
Description: New four family residence on footprint of previously existing identical building.
Variances: parking
Decision: Approved.

15. Case: P07-135 Preliminary & Final Major Site Plan
Applicant: Newport Tower Co., LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 525 Washington Blvd.
Block: 20 Lot: 1.4
Zone: Newport Redevelopment Plan
Description: Demolition of existing colonnade and plaza repair
Decision: Approved.
16. Case: P03-168.1 Final Site Plan, Phase
Applicant: Liberty Harbor North Urban Renewal, LLC
Attorney: James J. Burke, Esq.
Review Planner: Maryann Bucci-Carter
Address: 193-201 Luis Munoz Marin Blvd.
Block: 60 Lot: 53
Zone: Liberty Harbor North Redevelopment Plan
Description: Final approval for Phase 1 residential and retail building containing 432 DU and 148,258 sq. ft. of retail space.
Decision: Approved with conditions.
17. Case: P07-140 Minor Subdivision
Applicant: Willowbend Development, LLC
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter
Address: 99 Caven Point Rd
Block: 1494 Lot: 15
Zone: Liberty Harbor Redevelopment Plan
Description: Subdivision to effectuate a land exchange between two private land owners and the NJDEP.
Decision: Approved with conditions.
18. Case: P07-104 Preliminary & Final Major Site Plan with "c" variances
Applicant: Agents Association, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 296-298 Newark Ave.
Block: 387 Lot: 5 & 6
Zone: N/C Neighborhood Commercial
Description: New 4-story mixed use building with 9 residential units and 2,655 sf of retail space
Variances: rear yard, 1st floor ceiling height, bulkhead height
Carry to December 11, 2007
19. Case: P03-090 Preliminary & Final Major Site Plan with "c" variances
Applicant: Islamic Circle of North America
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 180 Ege Ave.
Block: 1790 Lot: 122A
Zone: R-1, One and Two Family Housing
Description: Existing building to be used as a house of worship
Variances: lot area, side yard, parking aisle width
Carry to December 11, 2007

20. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c" variances # P07-092 submitted by Fleet Street 5, LLC (102 fleet Street).
2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan Amendment # P04-179.1 submitted by Baldwin Assets Urban Renewal Co, LLC & The Criterion Urban Renewal Co., LLC (Montgomery St. & Baldwin Ave. – Block 1899, Lot 32: Block 1915, Lot 25).
3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-093 submitted by Anwar Ghali and Sameh Ghali (215-217 Delaware Ave.)
4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision # P05-089 submitted by Dinh & Peter Nguyen (113-119 Harrison Ave. & 632-634 Communipaw Avenue)
5. Resolution of the Planning Board of the City of Jersey City Approving Re-Affirmation of Minor Subdivision # P05-150 submitted by Summit Ave. Homes, LLC (195-197 Van Horne Street).
6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-001 submitted by Vivian Guirguis (123 Logan Avenue).

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

20. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of November 27, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
7. New Business

Review and discussion of proposed amendments to the Powerhouse Arts District Redevelopment Plan. Formal action may be taken.

Adjourned to January 16, 2008 regular meeting.

8. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 1. Resolution of the Planning Board of the City of Jersey City Approving One Year Extension of Major Site Plan # P04-161.1 submitted by The View at Jersey City, LLC (Mill Creek Lane).
 2. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan # P03-168.1 submitted by Liberty Harbor North Urban Renewal , LLC (193 Luis Marin Blvd. fka 202-205 Luis Marin Blvd. Block 60.07, Lot1/Block 60.08, Lot 1 fka block 60, Lot 53).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan # P07-135 submitted by Newport Tower Co., LLC (525 Washington Blvd.)
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviations # P07-076 submitted by N & V Developers, LLC (311-317 West Side Avenue)
9. Executive Session, as needed to discuss litigation, personnel or other matters.
10. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of December 11, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business

7. Discussion of recommendation to designate St. John's Church and Rectory as a local municipal landmark. **Recommended.**

8. Case: P04-090 1-Year Extension to Preliminary & Final Major Site Plan
Applicant: 180 Baldwin LLC
Review Planner: Kristin Russell
Attorney: Nevins McCann
Address: 180 Baldwin Avenue
Block: 1800 Lot: 1, 2, 21
507 1
Zone: O/R Office Residential
Description: Rehabilitation of existing industrial building and construction of new buildings for a mixed use retail/residential development. Height ranges from 6-12 stories, with 596 dwelling units, 501 parking spaces, and 9,660 sf of retail space. Originally approved September 14, 2004.
Decision: Approved with conditions.

9. Case: P01-019.2 Amended Preliminary Major Site Plan
Applicant: Jeffrey Gerlinger
Review Planner: Kristin Russell
Attorney: Eugene O'Connell
Address: 380-382 Marin Boulevard
Block: 173 Lot: G
Zone: Powerhouse Arts District Redevelopment Plan
Description: Rehabilitation of an existing building for 6 residential units and 2,330sf of commercial space. Original approvals granted 5/1/01 and 6/22/04. Changes affect rooftop arrangement, elevator elimination, and façade changes.
Decision: Approved with conditions.

10. Case: P03-090 Preliminary & Final Major Site Plan with C variances
Applicant: Islamic Circle of North America
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 180 Ege Ave.
Block: 1790 Lot: 122A
Zone: R-1, One and Two Family Housing
Description: Existing building to be used as a house of worship
Variances: lot area, side yard, parking aisle width
Carried to January 8, 2008 regular meeting.

11. Case: P07-119 Preliminary & Final Major Site Plan with "c" variances
Applicant: Mike Garcia
Review Planner: Kristin Russell
Attorney: George Garcia
Address: 345 Fourth St.
Block: 387 Lot: 30.A
Zone: R-1 One and Two Family Housing
Description: rear addition to an existing 4-unit building
Variances: Coverage, height, expansion of a non-conforming structure
Decision: Approved with conditions.

12. Case: P07-051 Minor Subdivision with "c" variances
Applicant: Lallman Khoblal
Review Planner: Jeff Wenger
Attorney: Steven A. Llorens
Address: 212-214 Freeman Avenue
Block: 1654 Lot: 17,18.A,19
Zone: R-1 One and Two Family Housing
Description: Subdivision of 3 lots with two existing two-family homes into two irregular lots for each two-family home.
Variances: Lot depth, balcony projection, garage dimension, ceiling height, front yard setback, rear yard setback
Decision: Approved with conditions.

13. Case: P07-104 Preliminary & Final Major Site Plan with “c” variances
Applicant: Agents Association, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 296-298 Newark Avenue
Block: 387 Lot: 5 & 6
Zone: N/C Neighborhood Commercial
Description: New 4-story mixed-use building with 9 residential units and 2,655 sf of retail space
Variances: rear yard, 1st floor ceiling height, bulkhead height
Decision: Approved with conditions.

14. Case: P07-089 Minor Subdivision with deviations
Applicant: Dwight Gateway, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 83-85 Dwight St.
Block: 1332 Lot: 16 & 17
Zone: Turnkey Redevelopment Plan
Description: Subdivide existing oversized lot into two undersized lots for the construction of two new two-family homes. Lot widths will reflect the character of the neighborhood.
Deviations: Lot area, Lot width
Decision: Approved with conditions.

15. Case: P07-088 Preliminary Major Site Plan with deviations
Applicant: Dwight Gateway, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 83-85 Dwight St.
Block: 1332 Lot: 16 & 17
Zone: Turnkey Redevelopment Plan
Description: Two new two-family homes
Deviations: Side yard
Decision: Approved with condition.

16. Memorialized the following resolutions, available for review at the Office of City Planning, Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviation # P07-109 submitted by First Street Associates, LLC (325 First Street).
2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P07-140 submitted by Willowbend Development, LLC (99 Caven Point Road).
3. Resolution of the Planning Board of the City of Jersey City Approving One Year Extension of final Site Plan Approval # P05-052 submitted by M & H Developers, LLC and De Lucco Organization(15- 23 Oakland Ave. & 12-20 Cook St.)
4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-085 submitted by Whiton Street Development Fund, LLC (300 Whiton Street).
5. Resolution of the Planning Board of the City of Jersey City Approving One Year Extension of Preliminary Site Plan # P04-116.1 submitted by Jersey Avenue 833 Urban Renewal Co.,LLC, (833 Jersey Avenue)
6. Resolution of the Planning Board of the City of Jersey City Approving One Year Extension of Preliminary Site Plan # P04-090 submitted by 180 Baldwin, LLC (180 Baldwin Avenue).

17. Executive Session, as needed to discuss litigation, personnel or other matters.
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD