

**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, November 20, 2007 at 5:30 p.m. in the Council Chambers of City Hall, 280 Grove Street, Jersey City, New Jersey.

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 40:55-31)Golden Door Charter School at 180 Ninth Street. Addition of trailer.
  
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  
**Carried from October 23, 2007**
  
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  
**Carried from October 23, 2007**
  
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.
  
13. 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
  
14. 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, 1<sup>st</sup> floor ceiling height, bulkhead height
  
15. 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

16. 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
17. 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
18. 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: 202-205 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.
19. 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..
20. Certification of Artists as recommended by the Jersey City Artist Certification Board
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD