

**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, December 11, 2007 at **5:30 p.m.** in the **14th Floor Conference Room at 30 Montgomery St.**, Jersey City, New Jersey. **Parking is Available on Christopher Columbus Drive**

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

8. Discussion of recommendation to designate St. John's Church and Rectory as a local municipal landmark. **Carried from November 20th, 2007 regular meeting.**

9. 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.

10. 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.

11. 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 from November 20, 2007

12. 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

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 from August 28th, 2007 and October 23rd, 2007 meetings

14. 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
Carried from November 20, 2007

15. 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

16. 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

17. Certification of Artists as recommended by the Jersey City Artist Certification Board

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

19. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD