

**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, February 26, 2008 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. Old Business:
6. New Business

7. Case: P08-002 Minor Site Plan and Conditional Use
Applicant: Sun Blossom Liberty, LLC
Attorney: pro se
Review Planner: Jeffrey Wenger
Address: 204 Washington Street
Block: 67 Lot: j, h, 33.A
Zone: Paulus Hook Historic District
Description: Storefront restoration

8. Case: P06-058 Reaffirmation of Minor Subdivision with 'c' variances
Applicant: Jersey City Episcopal Community
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 21-23 Orient Avenue
Block: 1991 Lot: 108, 109
Zone: R-1, One and Two Family Housing
Description: Subdivision of one oversized lot of 5,053sf into two new lots of 2,119sf and 2,129sf for the development of two affordable two-family homes. Originally approved July 25, 2006.
Variances: lot width

9. Case: P04-079 Reaffirmation of Minor Subdivision with "c" variances
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
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. Originally approved March 27, 2007.
Variances: lot depth, front yard, rear yard

10. Case: P01-035.2 Final Major Site Plan, Phase II
Applicant: South Shore Urban Renewal Co.
Attorney: Charles Harrington
Review Planner: Kristin Russell
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. Final Phase I granted Feb. 6, 2007. Phase II currently before the Board is for the remainder of the project, which is the North Tower with 221 units, parking garage with 362 spaces, roadways, and plaza/ice rink.

11. Case: P05-010 Preliminary Major Site Plan with Deviations
Applicant: Doris and Ardley Fuqua
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 498 Ocean Avenue
Block: 1474 Lot: 1.B
Zone: Ocean Bayview Redevelopment Plan
Description: Rehabilitation of existing multi-family building with ground floor commercial and 5 units.
Deviations: parking

12. Case: P07-129 Minor Subdivision
Applicant: Rodolfos Construction LLC
Attorney: Cynthia Hadjiyannis
Review Planner: Kristin Russell
Address: 19-21 Ravine Ave.
Block: 720 Lot: 34
Zone: R-1 One and Two Family Housing
Description: Subdivision of oversized lot of 5,000sf to create two conforming 2,500 sf lots.

13. Case: P07-090 Minor Subdivision with "c" variances
Applicant: Jogin Inc.
Attorney: Richard Campisano
Review Planner: Kristin Russell
Address: 283 Lembeck Ave./290 Pearsall Ave.
Block: 1260 Lot: 10.F
Zone: R-1 Residential
Description: Subdivision of existing corner "through-lot" to create two new undersized lots of 1,850sf and 2,250sf. Existing building to remain on one lot.
Variances: lot depth, lot area

14. Case: P07-091 Minor Site Plan with “c” variances
Applicant: Jogin Inc.
Attorney: Richard Campisano
Review Planner: Kristin Russell
Address: 283 Lembeck Ave./292 Pearsall Ave.
Block: 1260 Lot: 10.F
Zone: R-1 Residential
Description: Two two-family homes, one new and one existing rehabilitated building.
Variances: impervious coverage, building coverage, rear yard, driveway width
15. Case: P06-075 Preliminary & Final Major Site Plan with “c” variances
Applicant: CAN Construction
Attorney: Richard Campisano
Review Planner: Kristin Russell
Address: 27-29 Fayette St.
Block: 1606 Lot: 28 & 29
Zone: R-3 Multi-family
Description: New 2-story building with 9 residential units and ground floor parking garage with 9 spaces.
Variances: lot width, side yard, lot area, lot coverage, front yard setback, building Coverage
16. Case: P07-134 Minor Subdivision
Applicant: Aisha and Amer Mir
Attorney: Richard Campisano
Review Planner: Kristin Russell
Address: 4 Everett St.
Block: 1755 Lot: 7A.99
Zone: R-1 Residential
Description: Existing oversized lot of 5,000sf to be subdivided into two new conforming 2,500sf lots for two new two family homes.
17. Case: P06-146 Minor Subdivision with “c” variances
Applicant: Balder Patel
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 35-37 Cliff St.
Block: 951 Lot: 24.A
Zone: R-1 Residential
Description: Subdivision of oversized lot into two new undersized lots of 1,858sf for two new single family homes.
Variances: lot depth, lot area, rear yard, building height & roof peak, garage dimensions
18. Case: P07-136 Preliminary Major Site Plan with deviation
Applicant: 150 Essex Street Urban Renewal LLC
Attorney: James McCann
Review Planner: Kristin Russell
Address: 198 Van Vorst St.
Block: 131 Lot: 91, 92, 93, 95a, 95b
Zone: Tidewater Basin
Description: New 7-story building with 101 dwelling units and 157 garaged parking spaces with a community benefit parking plan and ground floor retail.
19. Case: P04-201.2 Amended Preliminary and Final Phase 2.A
Applicant: Simsmetal East, LLC
Attorney: Jeanne McManus
Review Planner: Kristin Russell
Address: 1 Linden Avenue
Block: 1507 Lot: 6, 7, 10a, 10b, 10c, 18
Zone: Greenville Industrial
Description: Original approval granted April 12, 2005 and amended January 9, 2007. Amendment is for addition of 1,536sf of office space, enlarging the approved footprint, and sub-phasing the project for final of the portion already completed.
20. Certification of Artists as recommended by the Jersey City Artist Certification Board
21. Memorialization of Resolutions
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD