

**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 25, 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: P07-044 Reaffirmation of 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. Originally approved March 27, 2007.

8. Section 31 Review (M.L.U.L., Section 31 40:55 D-31) New “Culinary Arts Plaza” park at corner of Sip Avenue and Newkirk Street.

9. Section 31 Review (M.L.U.L., Section 31 40:55 D-31) Renovations to Bayside Park at 480 Garfield Avenue.

10. Review and Discussion of A Report Concerning the Determination of the Proposed Hopkins & Central Avenues Study Area as “An Area in Need of Redevelopment”. Formal action may be taken

11. Review and Discussion of the Proposed Hopkins & Central Avenues Redevelopment Plan. Formal action may be taken.

12. Case: P07-097 Minor Subdivision
Applicant: Portofino Tower Urban Renewal
Attorney: Robert Verdibello
Review Planner: Kristin Russell
Address: 65 Second St.
Block: 15 Lot: 44 & 45
Zone: Hudson Exchange Redevelopment Plan
Description: Subdivision of lot with Portofino to separate building lot from street lot

13. Case: P06-135 Preliminary Major Site Plan
Applicant: Subhash Kapoor
Attorney: pro se
Review Planner: Jeff Wenger
Address: 235 Monticello Avenue
Block: 1908 Lot: 9A
Zone: Monticello Avenue Redevelopment Plan
Description: New five-family building with ground floor retail.

14. Case: P08-029 Preliminary Major Site Plan with Deviations
Applicant: Community Outreach Team, Inc.
Attorney: William Munday
Review Planner: Jeff Wenger
Address: 9-21 MLK Drive, 30-32 McAdoo Avenue, 127-131 Warner Avenue
Block: 1356 Lots: 15,16A, 17B, 18B, 107A, 108A, 109B, 110B, 111A, 112A, A5
1357 Lots: 114, 113A
Zone: MLK Drive Redevelopment Plan
Description: New 10 story, 68 unit, senior housing facility and attached community center.
Deviations: Parking and rear set back.

15. Case: P08-027 Preliminary Major Site Plan with deviations
Applicant: Morris Canal Redevelopment Area Community Development Corp.
Attorney: Vincent D’Elia
Review Planner: Kristin Russell
Address: 317-319 Pacific Ave.
Block: 2053 Lot: 7a & 8
Zone: Morris Canal Redevelopment Plan
Description: New mixed use building with 8 affordable residential units and a 1,132sf community facility.
Deviations: ground floor residential, parking

16. Certification of Artists as recommended by the Jersey City Artist Certification Board
17. Memorialization of Resolutions
18. Executive Session, as needed, to discuss litigation, personnel or other matters19. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD