

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of January 8, 2008.

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

7. 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
Decision: Approved with conditions.

8. Case: P07-107 Preliminary & Final Major Site Plan with "c" variances
Applicant: Hamakiron LLC
Review Planner: Kristin Russell
Attorney: David Owen
Address: 544-546 West Side Avenue
Block: 1798 Lot: 116 & 117
Zone: N/C – Neighborhood Commercial
Description: New 4-story mixed use building with 9 residential units and ground floor retail.
Variances: lot depth, rear yard
Decision: Approved with conditions.

9. Case: P06-083.1 Amended Preliminary & Final Major Site Plan with deviations
Applicant: Cumberland Farms, Inc.
Review Planner: Kristin Russell
Attorney: Laurence Rothstein
Address: 195 Twelfth St.
Block: 254 Lot: E.4
Zone: Jersey Avenue Redevelopment Plan
Description: Amendment for signage and canopy modifications. Original approval was granted March 13, 2007.
Deviations: sign area
Decision: Approved with conditions.

10. Case: P07-146 Minor Site Plan with 'c' variances
Applicant: Dwayne Gilyard
Review Planner: Jeffrey Wenger
Attorney: Jon Campbell
Address: 349 Arlington Avenue
Block: 1964 Lot: 26
Zone: R-1F, One and Two Family Housing
Description: Conditional use application for construction of a new three-family house.
Variances: lot width, side yards.
Decision: approved with conditions.

11. Certified 16 Artists as recommended by the Artist Certification Board.

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 Amended Preliminary Major Site Plan with Deviation # P06.139.1 submitted by MEPT Journal Sq. Urban Renewal, LLC (Sip Ave. & Kennedy Blvd.)
 2. Resolution of the Planning Board of the City of Jersey City Approving Amended Prel Site Plan with Deviation# P01-019.2 submitted by Jeffrey Gerlinger (380-382 Marin Blvd.).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances # P07-051 submitted by Lallman Khoball (212-214 Freeman Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Site Plan # P07- 104 submitted by Agents Association LLC (296-298 Newark Avenue).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Site Plan with Deviations # P07-088 submitted by Dwight Gateway, LLC (83-85 Dwight Street).
 6. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with Deviations # P07-089 submitted by Dwight Gateway, LLC (83-85 Dwight Street).

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

