

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of March 11, 2008.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business
  
7. Section 31 Review ( M.L.U.L., Section 31 40:55 D-31) for recommendations for a new back-up generator at grade in building's side yard at One Journal Square Plaza, presented by J.C. Division of Information Technology. **Recommended.**
  
8. Case: P05-132 One Year Extension  
Applicant: John Crowley  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 165-169 Academy St.  
Block: 1884 Lot: P, Q, Q.1  
Zone: O/R Office Residential  
Description: New 9-story building with 33 residential units and 34 garage parking spaces.  
Originally approved March 28, 2006.  
**Decision: Approved.**
  
9. Case: P07-132 Minor Subdivision with "c" variances  
Applicant: Classic Builders LLC  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 416-420 Bergen Ave.  
Block: 1958 Lot: 25a, 27a, 27b, 29a  
Zone: R-3 Multi-family Mid-rise  
Description: Subdivision and consolidation of four undersized lots into three new lots of 2,534sf, 2,595sf, and 2,656sf each.  
Variances: lot area, lot width  
**Decision: Approved.**
  
10. Case: P07-133 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Classic Builders LLC  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 416-420 Bergen Ave.  
Block: 1958 Lot: 25a, 27a, 27b, 29a  
Zone: R-3 Multi-family Mid-rise  
Description: three new three-family homes  
Variances: side yard  
**Decision: Approved. with conditions.**
  
11. Case: P07-099 Minor Subdivision with "c" variances  
Applicant: Carmine Aumenta  
Attorney: Jon Campbell  
Review Planner: Kristin Russell  
Address: 39-41 Wright Ave.  
Block: 1615 Lot: 30, 31  
Zone: R-1, One and Two Family Housing  
Description: Subdivision of 4,000sf lot into two new undersized lots of 2,000sf each, to match character of block.  
Variances: lot area, lot width  
**Decision: Approved.**

12. Case: P07-100 Minor Site Plan  
Applicant: Carmine Aumenta  
Attorney: Jon Campbell  
Review Planner: Kristin Russell  
Address: 39-41 Wright Ave.  
Block: 1615 Lot: 30, 31  
Zone: R-1, One and Two Family Housing  
Description: Two new two-family homes on undersized lots  
**Decision: Approved with conditions.**

13. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, 14<sup>th</sup> flr., Suite 1400, Jersey City, NJ:

1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan with "c" variances # P 06-079 submitted by Boca C., LLC ( 205-211 Baldwin Avenue)
2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviations # P07-158 submitted by Franklin Dev. Group, LLC (1201-1217 Summit Ave.-Block 897, Lots: 6B.99, 1B,5A,4A,3A,2A,1A,B2,B3,A3,A2.)
3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviations # P07-153 submitted by S/K Thomas McGovern Associates, LLC ( Thomas McGovern Drive - Block 2154.3, Lot 65).
4. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"variances # P06-146 submitted by Balder Patel ( 35-37 Cliff Street).
5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to Powerhouse Arts District Redevelopment Plan petitioned by 134 Bay Street, LLC & Morgan Street Urban Renewal, LLC- ( Block 140 & 171- Block 172, Lots A,B,C & D)
6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with "c" variances # P06-075). Submitted by CNA Construction, Inc. (27-29 Fayette Street)
7. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary Site for Phases 2A, 2B & 2C and final Site Plan # P04-201.2 submitted by Sims Metal East ( I Linden Avenue).

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

15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD