

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

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

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

7. Case: P07-052 Reaffirmation of Minor Subdivision with "c" variances
Applicant: San Arsenio Realty Company LLC
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 30-32 South St.
Block: 786 Lot: A
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new slightly shallow undersized lots of 2,313 sf each for the construction of two new two-family homes. Originally approved July 10, 2007.
Variances: lot depth, lot area, side yard
Decision: Approved.

8. Case: P08-023 Minor Site Plan with Deviations
Applicant: Grove Point Urban Renewal, LLC
Attorney: Nancy Skidmore, Esq.
Review Planner: Maryann Bucci-Carter
Address: 100-102 C. Columbus Drive
Block: 205 Lot: 35
Zone: Grove Street Station II Redevelopment Plan
Description: Signage for three ground floor tenants; Duane Reade, Starbucks, and Valley National Bank
Deviations: Exceeding the number of Signs per tenant, window signs prohibited
Decision: Approved with conditions.

9. 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
Block: 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.
Decision: Approved.

10. Case: P08-016 Minor Site Plan
Applicant: Philip Smith
Attorney: pro se
Review Planner: Jeffrey Wenger
Address: 219-295 Rte 1&9
Block: 1639.1 Lot: 5.C
Zone: Hackensack River Edge Redevelopment Plan
Description: Temporary Sign
Decision: Approved.

11. Case: P08-005 Preliminary & Final Major Site Plan
Applicant: Ren-Cris Litho Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 249 Thomas McGovern Dr.
Block: 2154.3 Lot: 2.h
Zone: Liberty Harbor Redevelopment Plan
Description: 10,220sf addition to existing warehouse building.
Decision: Approved with condition.

Planning Board meeting Agenda

April 8, 2008

Page 2

12. Case: P06-030.2 Amended Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 110 River Drive
Block: 20 Lot: 3.16 and 3.22
Zone: Newport Redevelopment Plan
Description: Changes to project originally approved April 18, 2006 and amended January 23, 2007. Changes include a reduction in units, increase in retail, change to bedroom distribution, and minor façade changes.
Decision: Approved with conditions.
13. Case: P08-025 Preliminary & Final Major Site Plan
Applicant: Newport Associates Development Company
Attorney: James McCann
Review Planner: Kristin Russell
Address: North Blvd., River Dr. & 14th St. Extension
Block: 20 Lot: 5.07, 5.20, 5.21, 5.22
Zone: Newport Redevelopment Plan
Description: Installation of street Parking Meters
Decision: Approved.
14. Case: P06-170 Minor Subdivision with "c" variances
Applicant: Eriberto Ramon
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 192-194 Freeman Avenue
Block: 1654 Lot: 10.B
Zone: R-1 One and Two Family Housing
Description: Subdivision of existing oversized lot with one home into two lots for one
new
two-family home. New lot will be undersized, with existing shallow depth.
Variances: lot area, lot depth, rear yard, lot width, side yard
Carried to April 22, 2008 regular meeting,
15. Case: P08-005 Preliminary Major Site Plan with deviations
Applicant: David DePierro
Attorney: Anthony Colasanti
Review Planner: Kristin Russell
Address: 325 Palisade Avenue
Block: 733 Lot: A.2
Zone: 325 Palisade Ave. Redevelopment Plan
Description: Adaptive reuse of existing 37,893sf building to house 21 residential units and 14 garaged parking spaces.
Deviations: parking, parking aisle width
Carried to April 22, 2008 regular meeting.
16. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, 14th flr., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P07-157 submitted by Athena Urban Renewal, LLC (110 First Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P07-133 submitted by Newport Associates Development Co. (1 Shore Lane f.k.a 20 Newport Pkwy – Phase II – Shore Club Condominiums)
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P07-097 submitted by Portofino Tower Urban Renewal Associates, LLC (65 Second Street- Block 15, Lot 39 aka Lots 44 & 45)
 4. Resolution of the Planning Board of the City of Jersey City Approving Major Site Plan with Deviations # P07-047 submitted by 209 Ninth Street, LLC (209 Ninth Street)
 5. Resolution of the Planning Board of the City of Jersey City Approving Re-Affirmation of Minor Subdivision with "c" variances # P06-058 submitted by Jersey City Episcopal Community Development Corporation (21-23 Orient Avenue)
 6. Resolution of the Planning Board of the City of Jersey City Approving Re-Affirmation of Preliminary & final Major Subdivision # P 07-044 submitted by the JCHA (332-340 Duncan Avenue – Block 1651, Lots 1,4,5,6,7,8).
17. Executive Session, as needed to discuss litigation, personnel or other matters.
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD