

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of February 10, 2009.

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

7. Case: P06-159 Minor Subdivision with "c" variance
Applicant: West Hudson Builders, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 401 Ogden Avenue
Block: 787 Lot: 65
Zone: R-1, One & Two Family Housing
Description: Subdivision of existing oversized lot into three new lots for two new two-family homes and one existing home.
Variances: lot area, lot depth, side yard, garage dimensions
Decision: Approved with conditions.

8. Case: P07-027 Final Major Site Plan
Applicant: Franklin Development Group, LLC
Review Planner: Jeff Wenger
Attorney: Oswin Hadley
Address: 268-282 MLK Drive
Block: 1307 Lot: A, B2, B1, 5, 6A, 7A, 8
Zone: MLK Drive Redevelopment Plan
Description: Construction of 8 new single-family homes.
Decision: Approved.

9. Case: P08-112 Preliminary Major Site Plan
Applicant: Manuel Mojica
Review Planner: Jeff Wenger
Attorney: Christopher Campos
Address: 180 Webster Avenue
Block: 766 Lot: 3
Zone: Webster Avenue Redevelopment Plan
Description: Construction of new two-family home.
Decision: Approved with conditions.

10. Case: P08-107 Preliminary Major Site Plan with Deviations
Applicant: Building an Empire, Inc.
Review Planner: Jeff Wenger
Attorney: Robert Matule
Address: 239-243 MLK Drive
Block: 1308 Lot: 23.B, 24.B, 27
Zone: MLK Drive Redevelopment Plan
Description: Construction of new 4 story, 9 unit mixed use building.
Decision: Approved with conditions.

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11. Case: P08-080 Minor Site Plan with Deviation
Applicant: Teppan Japanese Cuisine & Hibachi
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 50 Columbus Drive
Block: 138 Lot: T
Zone: Exchange Place North Redevelopment Plan
Description: Signage and entry canopy for a Japanese Restaurant tenant along the Warren St. frontage
Deviation: Minimum Sign area, Maximum Number of signs
Carried to February 24, 2009 regular meeting.
12. Case: P05-152.1 Final Major Site Plan
Applicant: K. Hovnanian at 77 Hudson Street Urban Renewal Co., LLC
EQR – Urban Renewal 77 Hudson Street, LLC
Attorney: Ronald H. Shaljian, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 77 Hudson Street
Block: 36 Lot: 40
Zone: Colgate Redevelopment Plan
Description: 900 unit, 18, 919 sq. ft. of retail with accessory parking garage
Decision: Approved with conditions.
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10. 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 Approving Minor Subdivision with “c” variances # P07-152 submitted by Johanna Garcia (241 Baldwin Avenue)..
 2. Resolution of the Planning Board of the City of Jersey Approving Minor Site Plan # P08-058 submitted Arshad Malik (829 Newark Avenue).
 3. Resolution of the Planning Board of the City of Jersey Approving the amended proposed Greater Journal Square Redevelopment Plan and recommending adoption by the City Council.
11. Executive Session, as needed to discuss litigation, personnel or other matters.
12. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD