



CITY OF JERSEY CITY
ERRAMIAH T. HEALY, MAYOR

**HOUSING, ECONOMIC DEVELOPMENT
AND COMMERCE DEPARTMENT**

DIVISION OF CITY PLANNING
30 MONTGOMERY STREET SUITE 1
JERSEY CITY, N.J. 07302-3821
PHONE: 201.547.5010
FAX: 201.547.4323

November 5, 2009

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Thursday, November 12, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director, HEDC

File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of November 4, 2009.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Annual Reorganization – Michael Ryan, Chairman; Leon Yost, Vice-Chairman, and Robert Cotter, Board Secretary
5. Swear in staff
6. Correspondence
7. Old Business:
 - A. Case: P09-046 Preliminary & Final Major Site Plan
Applicant: Newport Associates Development Co.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 570 Washington Blvd.
Block: 20 Lot: 2.07
Zone: Newport Redevelopment Plan
Description: Retrofit existing parking garage in NOC VI Newport to create additional office space. Approved Oct. 20, 2009. Presentation is to present a corrected plan version to the Board for clarification.
8. New Business
9. Case: P09-028 Minor Subdivision
Applicant: St. Peter's College
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 2641 Kennedy Blvd.
Block: 1833 Lot: 70, 71, 72
Zone: U - University
Description: Subdivision of three existing lots into four new conforming lots
Decision: Approved with conditions.
10. Case: P06-101.1 Final Major Site Plan, Phase I (Building and up-land)
Applicant: Second Street Waterfront Urban Renewal, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 2 Second Street
Block: Block 15 Lot: 32
Zone: Hudson Exchange Redevelopment Plan
Description: Phase I As-built Site Plan for the building and up-land portion of the project. The building contains 269 DU, 5,725 sq.ft. of retail and 275 parking spaces and Hudson River Waterfront Walkway. The outdoor Marina facility on Lot 30 is part of Phase II.
Decision: Approved with conditions.
11. Review and discussion of proposed amendments to the R-1 Zone to permit Community Centers as a conditional use. **Recommended to City Council for Adoption.**
12. Review and discussion of a proposed resolution of the Municipal Council to designate Block 792, Lot 242 as "an area in need of rehabilitation". **Approved and recommended to City Council for Adoption.**
13. Review and discussion of the proposed Cambridge and North Redevelopment Plan. **Approved and recommended to City Council for Adoption.**
14. Case: P09-037 Minor Site Plan
Applicant: T-Mobile Northeast, LLC
Attorney: Richard Schkolnick
Review Planner: Jeffrey Wenger
Address: 207-209 MLK Drive
Block: 1316 Lot: 53
Zone: MLK Drive Redevelopment Plan Area
Description: Cellular phone antennas
Decision: Approved.
15. Case: P09-045 Preliminary & Final Major Site Plan
Applicant: 30 Montgomery Street LLC
Attorney: Ronald Shaljian
Review Planner: Jeffrey Wenger
Address: 30 Montgomery Street
Block: 8 Lot: C.2
Zone: Paulus Hook Redevelopment Plan Area
Description: New storefront and signage.
Decision: Approved.

Planning Board Meeting Agenda

November 4, 2009

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16. Case: P06-094.2 Preliminary Major Site Plan Amendment with Deviations
Applicant: Grant Avenue 319, LLC
Attorney: Paul Gauer
Review Planner: Kristin Russell
Address: 319-321 Grant Ave.
Block: 1297.5 Lot: 66, 67, 68, 69.a
Zone: West Side Redevelopment Plan Area
Description: Original approval was granted on January 9, 2007 and amended on June 24, 2009. Revisions include the loss of one additional parking space due to reconfigurations required by the Building Department.
Deviations: Parking
Carried to December 1, 2009 regular meeting.
17. Case: P09-020 Preliminary & Final Major Site Plan with "c" variances
Applicant: Peter Smith
Attorney: pro se
Review Planner: Kristin Russell
Address: 103 Garfield Ave.
Block: 1409 Lot: B.24
Zone: R-1 one- and two-family residential
Description: Addition to existing residential building, increasing from a one- to a two-family home. Construction commenced without planning approval and applicant is now before the Board for a partially-started project.
Variances: ceiling heights, side yard
Carried to December 1, 2009 regular meeting.
18. Case: P09-011 Final Major Site Plan
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA
Attorney: Elnardo Webster
Review Planner: Kristin Russell
Address: 324-328 Duncan Avenue
Block: 1651 Lot: 6
Zone: R-3 Multi-Family Mid Rise
Description: Preliminary site plan approval granted on March 24, 2009 for 60 residential units (49 affordable) with on-site parking.
Carried to November 16, 2009 regular meeting.
19. Case: P09-012 Final Major Site Plan with "c" variance
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA
Attorney: Elnardo Webster
Review Planner: Kristin Russell
Address: 320 Duncan Avenue
Block: 1651 Lot: 6
Zone: R-3 Multi-Family Mid Rise
Description: Preliminary site plan approval granted on March 24, 2009 for 56 residential units (53 affordable) with on-site parking. Changes include a modified yard setback on buildings J and K.
Variances: front yard setback (building K)
Carried to November 16, 2009 regular meeting.
20. 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 Preliminary and Final Major Site Plan #P09-023 submitted by Chosen Estates, LLC.(298-300 Magnolia Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving 5 Year Interim Use # P09-039 submitted by Elaine Hansen (378 Johnston Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P09-046 submitted by Newport Assoc. Dev. Co.(570 Washington Blvd.)
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P09-004 submitted by Phung Nguyen (636-640 Communipaw Ave.)
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P08-016 submitted by Philip Smith (219-295 Rtes 1 & 9).
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD