

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

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, **October 2, 2007 at 5:30 p.m. in the Council Chambers of City Hall, 280 Grove Street,** Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Memorialization of Resolutions
6. Old Business:
7. Case: P06-139.1 Preliminary Site Plan Amendment
Applicant: MEPT Urban Renewal LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Maryann Bucci-Carter
Address: Journal Square (Bergen & Sip)
Block:: 1866 Lots: B3, B4, C1, 16, 17A, 18A,19, 20, 25H, 25J
Zone: Journal Square Redevelopment Plan
Description: Alter the podium and tower heights, change the facade material, design and tower orientation
Deviation: Sidewalk Width
Carried from September 25, 2007 meeting
8. Case: P07-050 Minor Subdivision with "c" variances
Applicant: Dimple Shah & Alpha Shah
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 131-133 Webster Ave.
Block: 746 Lot: 253 & 254
Zone: R-1, One and Two Family Housing
Description: Subdivision of oversized lot into two new slightly undersized lots of 2,443 and 2,448sf for the construction of two new two-family homes.
Variances: lot area (both), lot depth (both), garage door width, garage dimensions
Carried from August 14, 2007
9. Case: P07-092 Minor Site Plan with "c" variances
Applicant: Fleet Street 5 LLC
Review Planner: Kristin Russell
Attorney: Eugene O'Connell
Address: 102 Fleet Street
Block: 567 Lot: 52.A
Zone: R-1 one and two-family residential
Description: Rear addition to an existing 6-family structure.
Variances: expansion of a non-conforming structure, rear yard setback
Carried from September 25, 2007
- 10.. Case: P05-113 Final Major Site Plan
Applicant: 389 Monmouth Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 449-453 Monmouth St.
Block: 389.1 Lot: 50
Zone: R-1,One and Two Family Housing
Description: 16 new two-family homes
Carried from September 25, 2007
11. Case: P05-115 Final Major Site Plan
Applicant: 317 Jersey Avenue LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 621-627 Jersey Avenue
Block: 317 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Carried from September 25, 2007
12. Case: P05-117 Final Major Site Plan
Applicant: 280 Erie Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 626 Jersey Ave.
Block: 280 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Carried from September 25, 2007
13. Case: P05-119 Final Major Site Plan
Applicant: 354 Coles Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 99-105 Coles St.
Block: 354 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Carried from September 25, 2007
14. Certification of Artists as recommended by the Jersey City Artist Certification Board
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD