

**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, September 23, 2008 at **5:30 p.m.** in the **14th Floor Conference Room at 30 Montgomery St.**, Jersey City, New Jersey. **Parking is Available on Christopher Columbus Drive**

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

7. Section 31 for Early Childhood Center 13 at 383-397 Martin Luther King Drive and Ege Avenue. Review is for location approval, will return at a later date with building and site details.

8. Case: P08-073 Minor Site Plan Sign
Applicant: Natasha Mashkench
Review Planner: Maryann Bucci-Carter
Attorney: pro-se
Address: 261 Grand Street
Block: 60.04 Lot: 19
Zone: Liberty Harbor North Redevelopment Plan
Description: Sign for Grand Street tenant space
Carried from September 9, 2008

9. Case: P04-116.1 1-year extension to Preliminary Major Site Plan
Applicant: Jersey Avenue 833 Urban Renewal Co., LLC
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 833 Jersey Avenue
Block: 330 Lot: 1-5, 3C
Zone: Jersey Avenue Redevelopment Plan
Description: Seven-story, 84 unit, residential building with 84 parking spaces. Internal parking on two levels, partially underground. Originally approved September 28, 2004, amended June 21, 2005, and first 1-year extension granted on October 23, 2007. This is the final extension permitted.

10. Case: P08-092 Minor Site Plan
Applicant: Gerry Bajkirty
Attorney: pro-se
Review Planner: Maryann Bucci-Carter
Address: 47 Mercer St.
Block: 237 Lot: 14.a
Zone: Grove & Mercer Redevelopment Plan
Description: Interior floor plan adjustment and the addition of first floor storage area.

11. Case: P08-055 Re-Hearing Preliminary & Final Site Plan Interim Use
Applicant: Second Street Waterfront Partners, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 80 First Street & 246 Greene Street (triangle @ the Powerhouse)
Block: 77 Lots: 57.99,59
Zone: Hudson Exchange Redevelopment Plan
Description: Sales Center for 2 Second Street building

12. Case: P08-046 Preliminary & Final Major Site Plan with deviation
Applicant: Claremont Service Station Inc.
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 366 West Side Avenue
Block: 1780 Lot: 68, 69, 70, 71
Zone: West Side Avenue Redevelopment Plan
Description: New 6-story mixed use building with 6,937 sf of retail, 25 residential units, and 23 garaged parking spaces.
Deviations: rear yard

13. Case: P08-062 Minor Subdivision
Applicant: Rodolfos Construction LLC
Review Planner: Jeffrey Wenger
Attorney: Cynthia Hadiyannis
Address: 41-43 Ravine Avenue
Block: 719 Lot: 20A.99
Zone: R-1 One and Two Family Housing
Description: Subdivision of one lot into two conforming lots.
14. Case: P06-103.1 Site Plan Amendment
Applicant: Paul Chung
Review Planner: Jeffrey Wenger
Attorney: pro se
Address: 712-714 Grand Street
Block: 1924 Lot: 20A.99
Zone: Neighborhood Commercial
Description: Construction of 9 unit residential building with ground floor retail and 9 parking spaces.
15. Case: P08-009 Minor Site Plan with C Variance
Applicant: Omnipoint Communications, Inc.
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 33-37 & 41 Baldwin Avenue
Block: 1900 Lot: 21B, 20B, 18C
Zone: R-1 One and Two-Family Housing
Description: Cellular phone antennas.
Variance: Telecommunications equipment on a rooftop less than 60 feet in height.
Carried from the September 9th meeting.
Reviewed and recommended for approval by the Planning Board Subcommittee.
16. Case: P08-032 Minor Site Plan
Applicant: Omnipoint Communications, Inc.
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 15 Wilkinson Avenue
Block: 1480 Lot: E.6
Zone: R-1 One and Two-Family Housing
Description: Cellular phone antennas.
Reviewed and recommended for approval by the Planning Board Subcommittee.
17. Case: P08-033 Minor Site Plan
Applicant: Verizon Wireless
Review Planner: Jeffrey Wenger
Attorney: Richard Stanzione
Address: 630 Bergen Avenue
Block: 1920 Lot: 4.A
Zone: R-3 Multi-family midrise
Description: Cellular phone antennas.
Reviewed and recommended for approval by the Planning Board Subcommittee.
18. Certification of Artists as recommended by the Jersey City Artist Certification Board
19. Memorialization of Resolutions
20. Executive Session, as needed, to discuss litigation, personnel or other matters
21. Adjournment

