

**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, February 10, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

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  
**Carried from December 2, 2008, January 13, 2009, and January 20, 2009**
  
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.  
**Carried from January 27, 2009**
  
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.
  
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.
  
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
  
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
  
13. Certification of Artists as recommended by the Jersey City Artist Certification Board
14. Memorialization of Resolutions
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

**MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD**