

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

Please take notice the Planning Board took the following action at the Regular Meeting of July 24, 2007:

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

Case: P07-033 Administrative Amendment
Applicant: ALT Investments Inc.
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 431 Bramhall Ave.
Block: 1966 Lot: 21
Zone: R-1 One and Two-family Housing
Description: Approved on July 10, 2007 with a condition that home be flipped on site to create side-by-side entries. Subsequently, it was discovered that doing so would necessitate removal of substantial street tree. Amendment is to revoke condition of approval.
Decision: Approved.

6. New Business:

Case: P07-096 Minor Site Plan
Applicant: Shuga Shabbir
Review Planner: Maryann Bucci-Carter
Attorney: Pro-Se
Address: 286 Washington Street, Plaza 4A
Zone: Exchange Place North Redevelopment Plan
Description: Print Facility Signage
Decision: Approved with conditions.

7. Case: P02-038 Final Major Site Plan
Applicant: K. Hovnanian @ Jersey City V Urban Renewal Company, LLC
Review Planner: Maryann Bucci-Carter
Attorney: Ron Shaljian, Esq.
Address: 179 Warren Street & 126 Dudley Street
Block: 13.00 Lot: 91, 92
Zone: Tidewater Basin Redevelopment Plan
Description: As-Built review for Residential Building with accessory parking and retail.
Decision: Approved with conditions.

8. Case: P06-067.1 Amended Preliminary & Final Major Site Plan
Applicant: Tropicana Manufacturing Company, Inc.
Review Planner: Kristin Russell
Attorney: Thomas O'Connor
Address: 9 Linden Ave. E.
Block: 1507 Lot: 16
Zone: Greenville Industrial Redevelopment Plan
Description: 71,526sf expansion to the existing Tropicana warehouse. Originally approved July 11, 2006. Project phasing added, Phase I Final sought.
Decision: Approved with conditions.

9. Case: P07-015 Preliminary Site Plan
Applicant: PKG Associates, LLC
Review Planner: Maryann Bucci-Carter
Attorney: W. Nevins McCann
Address: 50 Columbus Drive
Block: 138 Lot: T
Zone: Exchange Place North Redevelopment Plan
Description: 942 DU in two residential towers, 122678 sq. ft. of accessory parking, 12,267 sq. ft. of ground floor retail, and 93,421 sq. ft. of hotel space yielding 144 rooms.
Decision: Approved with conditions.

10. Case: P07-077
Applicant: AMB Property LP
Review Planner: Jeff Wenger
Attorney: Thomas O'Connor
Address: 219-295 Rte. 1&9
Block: 1639 Lot: 5.C
Zone: Hackensack River Edge Redevelopment Plan
Description: Construction of new 878,264 square foot warehouse.
Deviations: Signage, and minimum landscaped buffer.
Decision: Approved with conditions.

11. Case: P07-034
Applicant: Philip Carrington, Family Collective Day Care Center
Review Planner: Jeff Wenger
Attorney: James Wolfe
Address: 453, 459-463, 464, 467 MLK Drive
Block: 1975 Lot: F1, C1, 2C, 3
Zone: MLK Drive Redevelopment Plan, Neighborhood Shopping Sub-district
Description: Construction of new two-story day care facility.
Decision: Approved with conditions.
12. Case: P07-013 Preliminary & Final Major Site Plan with “c” variances
Applicant: SGA Investments LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 854-860 Newark Avenue
Block: 597 Lot: 15, 17, 19, 21
Zone: N/C - Neighborhood Commercial
Description: New 24-unit building with 900 sf of ground floor retail and 27 on-site garaged parking spaces.
Variances: lot depth, rear yard
Decision: Approved with conditions.
13. 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 Minor Site Plan # P06-123 submitted by Malik Arshad (296 Magnolia Ave.)
 2. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary Site Plan # P05-152.1 submitted by K. Hovnanian@ Hudson St. Urban Renewal Co.,LLC & EQR-Urban Renewal 77 Hudson St, LLC (77 Hudson Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c”variances submitted by ALT Investments, Inc. (431 Bramhall Ave.)
14. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD