

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

Please take notice the Planning Board took the following action at the Regular Meeting of August 28, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. **Annual Reorganization**

Chairman, Michael Ryan
Vice Chairman, Leon Yost
Board Secretary, Robert cotter
Acting Board Secretary, Kristin Russell

6. Old Business:

Case: P03-114 Preliminary Major site Plan Administrative Amendment
Applicant: Liberty Harbor North Inc.
Review Planner: Maryann Bucci-Carter
Attorney: Charles Harrington
Address: Grand Street & Morris Blvd.
Block: Block 60.04 (Block 5 of the Redevelopment Plan)
Zone: Liberty Harbor North Redevelopment Plan
Description: Change in unit floor plan and unit number to create 13 additional units
Decision: Approved

7. New Business

8. Case: P07-051 Minor Subdivision with 'c' variance
Applicant: Lallman Khoblal
Review Planner: Jeff Wenger
Attorney: Steven A. Llorens
Address: 212-214 Freeman Avenue
Block: 1654 Lot: 17,18.A,19
Zone: R-1 One and Two Family Housing
Description: Subdivision of 3 lots with two existing two-family homes into two irregular lots for each two-family home.
Variances: Lot depth, balcony projection, garage dimension, ceiling height, front yard setback, rear yard setback
Carried to October 23, 2007 regular meeting.

9. Case: P07-076 Preliminary Major Site Plan with Deviations
Applicant: N+V Developers LLC
Review Planner: Jeffrey Wenger
Attorney: Jon Campbell
Address: 311-317 West Side Avenue
Block: 1294 Lot: 1&4
Zone: Westside Avenue Redevelopment Plan
Description: Construction of new 30 unit 6 story building with ground floor retail.
Deviations: Lot depth, and rear yard setback.
Decision: Approved with conditions.

10. Case: P07-001 Preliminary Major Site Plan
Applicant: Vivian Guirgus
Review Planner: Kristin Russell
Attorney: pro se
Address: 123 Logan Avenue
Block: 1628 Lot: 89
Zone: Sip Avenue Gateway Redevelopment Plan
Description: New 2-family home on conforming 2,500sf lot.
Decision: Approved with conditions.

11. Case: P07-004 Preliminary & Final Major Site Plan with "c" variances
Applicant: Dos Lunas, LLC
Review Planner: Kristin Russell
Attorney: Richard Campisano
Address: 513 Central Avenue
Block: 812 Lot: 1.A
Zone: N/C - neighborhood commercial
Description: Side and rear addition to an existing mixed-use building with 1,726 sf of ground floor commercial (existing) and 8 units above. 6 parking spaces in the rear.
Variances: Parking aisle width
Decision: Approved with conditions.

12. Case: P05-089 Preliminary & Final Major Subdivision with “c”
variances and deviations
Applicant: Dinh Nguyen and Phu Nguyen
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 113-119 Harrison Ave. & 632-634 Communipaw Ave.
Block: 1931 Lot: 7, 8, 9, H2
Zone: R-1 One and Two Family Housing & Monticello Ave. Redevelopment
Plan
Description: Subdivision and consolidation of six existing lots into five new lots.
Four will be fronting on Harrison Avenue and one consolidated lot on
Communipaw Avenue.
Variances: lot depth, rear yard, lot area
Decision: Approved.
13. Case: P05-172.1 Preliminary & Final Major Site Plan with “c” variances
Applicant: Dinh Nguyen and Phu Nguyen
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 113-119 Harrison Ave.
Block: 1931 Lot: H2
Zone: R-1 One and Two Family Housing
Description: Two new two-family homes on slightly irregular undersized lots (2,174
sf and 2,124sf)
Variances: side yard, building coverage, garage dimensions
Decision: Approved with conditions.
14. Case: P05-077 Amended Preliminary & Final Major Site Plan
Applicant: 140 Grant Avenue Associates, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 18-20 Park St.
Block: 1925 Lot: 44.B
Zone: Vacant Buildings Redevelopment Plan
Description: Final site plan for renovation of existing 19-unit residential building.
Original approval was granted on December 13, 2005. Changes include
one additional unit (permitted), minor interior shifts, and facade
changes.
Decision: Approved.
15. Case: P07-101 Minor Subdivision
Applicant: Newport Associates Development Company
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: River North
Block: 20 Lot: 3.15
Zone: Newport Redevelopment Plan
Description: Subdivision of existing lot into two new lots, one 62,766 sf for the
approved Aquablu and one 22,632 sf for the approved Savoy.
Decision: Approved.
16. Case: P07-014 Preliminary & Final Major Site Plan w/ “c” variances
Applicant: Alfonso Carrino
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 650-654 Montgomery St.
Block: 1892 Lot: 17
Zone: N/C - Neighborhood Commercial
Description: Adaptive reuse and addition to existing industrial building for
conversion to mixed use building with ground floor retail, 28 garaged
parking spaces, and 27 residential units.
Deviations: rear yard setback, parking aisle width, parking stall size
Decision: Approved with conditions.
15. 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 Administrative
Amendments to Preliminary Major Site Plan with Deviations # P03-114 submitted by Liberty
Harbor North, Inc. (Liberty Harbor North, Phase I).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final
Site Plan # P05-142 submitted by York Street Properties, LLC (102 York Street)
 3. Resolution of the Planning Board of the City of Jersey City Approving Administrative
Amendments to Preliminary and Final Major Site Plan with Deviations # P06-018 submitted by
Rosegarden Monaco, LLC (455 Washington Blvd).
16. Adjournment