

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of November 20, 2007:

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

8. Section 31 Review (M.L.U.L. Section 40:55-31)Golden Door Charter School at 180 Ninth Street. Addition of trailer. **Recommended.**

9. Discussion of recommendation to designate St. John's Church and Rectory as a local municipal landmark. **Carried to December 11, 2007 regular meeting.**

10. Case: P06-171 Preliminary & Final Major Site Plan with "c" variances
Applicant: Hope Center Tabernacle
Attorney: Ada Davis
Review Planner: Kristin Russell
Address: 110-116 Cambridge Avenue
Block: 763 Lot: 17, 18, 19, 20
Zone: R-1, One and Two Family Housing
Description: Rehabilitation of existing building into a 9,867sf house of worship
Variances: signage, parking, street trees
Decision: Approved with conditions.

11. Case: P07-047 Preliminary Major Site Plan with Deviation
Applicant: 209 Ninth St. LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 209 Ninth St.
Block: 251 Lot: 57
Zone: Grove Street NDP Redevelopment
Description: New multifamily residential building with 6 units and 4 garage parking spaces.
Deviations: window lintel/sill requirement, height, stacked parking
Decision: Approved with conditions.

12. Case: P05-052 1-year extension to Preliminary and Final Major Site Plan
Applicant: M&H Developers, LLC & DeLuco Organization LTD
Attorney: Charles Harrington
Address: 15-23 Oakland Ave./12-20 Cook St.
Block: 527 Lot: 5C, 5E, 6, 7, 16, 17, 18B, 18C
Zone: O/R, Office Residential
Description: New building with 92 residential units and ground floor retail and 92 internal parking spaces. Originally approved August 23, 2005.
Decision: Approved.

13. Case: P04-187 Preliminary Major Site Plan with deviations
Applicant: Communipaw Avenue Group LLC
Attorney: Vincent D'Elia
Review Planner: Kristin Russell
Address: 305 Communipaw Avenue
Block: 2046 Lot: 23B, 25B
Zone: Morris Canal Redevelopment Plan
Description: New single family home on irregular flag lot. Already constructed, retroactive approval request.
Variances: rear yard, front yard parking, more than one principal use per lot
Decision: Approved.

14. Case: P07-109 Preliminary Major Site Plan with deviations
Applicant: First Street Associates
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 325 First St.
Block: 348 Lot: 6
Zone: Village Redevelopment Plan
Description: New four family residence on footprint of previously existing identical building.
Variances: parking
Decision: Approved.

15. Case: P07-135 Preliminary & Final Major Site Plan
Applicant: Newport Tower Co., LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 525 Washington Blvd.
Block: 20 Lot: 1.4
Zone: Newport Redevelopment Plan
Description: Demolition of existing colonnade and plaza repair
Decision: Approved.
16. Case: P03-168.1 Final Site Plan, Phase
Applicant: Liberty Harbor North Urban Renewal, LLC
Attorney: James J. Burke, Esq.
Review Planner: Maryann Bucci-Carter
Address: 193-201 Luis Munoz Marin Blvd.
Block: 60 Lot: 53
Zone: Liberty Harbor North Redevelopment Plan
Description: Final approval for Phase 1 residential and retail building containing 432 DU and 148,258 sq. ft. of retail space.
Decision: Approved with conditions.
17. Case: P07-140 Minor Subdivision
Applicant: Willowbend Development, LLC
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter
Address: 99 Caven Point Rd
Block: 1494 Lot: 15
Zone: Liberty Harbor Redevelopment Plan
Description: Subdivision to effectuate a land exchange between two private land owners and the NJDEP.
Decision: Approved with conditions.
18. Case: P07-104 Preliminary & Final Major Site Plan with "c" variances
Applicant: Agents Association, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 296-298 Newark Ave.
Block: 387 Lot: 5 & 6
Zone: N/C Neighborhood Commercial
Description: New 4-story mixed use building with 9 residential units and 2,655 sf of retail space
Variances: rear yard, 1st floor ceiling height, bulkhead height
Carry to December 11, 2007
19. Case: P03-090 Preliminary & Final Major Site Plan with "c" variances
Applicant: Islamic Circle of North America
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 180 Ege Ave.
Block: 1790 Lot: 122A
Zone: R-1, One and Two Family Housing
Description: Existing building to be used as a house of worship
Variances: lot area, side yard, parking aisle width
Carry to December 11, 2007

20. 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 with "c" variances # P07-092 submitted by Fleet Street 5, LLC (102 fleet Street).
2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan Amendment # P04-179.1 submitted by Baldwin Assets Urban Renewal Co, LLC & The Criterion Urban Renewal Co., LLC (Montgomery St. & Baldwin Ave. – Block 1899, Lot 32: Block 1915, Lot 25).
3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-093 submitted by Anwar Ghali and Sameh Ghali (215-217 Delaware Ave.)
4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision # P05-089 submitted by Dinh & Peter Nguyen (113-119 Harrison Ave. & 632-634 Communipaw Avenue)
5. Resolution of the Planning Board of the City of Jersey City Approving Re-Affirmation of Minor Subdivision # P05-150 submitted by Summit Ave. Homes, LLC (195-197 Van Horne Street).
6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-001 submitted by Vivian Guirguis (123 Logan Avenue).

21. Executive Session, as needed to discuss litigation, personnel or other matters.

20. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD