

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of February 26, 2008.

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

7. Case: P08-002 Minor Site Plan and Conditional Use
Applicant: Sun Blossom Liberty, LLC
Attorney: pro se
Review Planner: Jeffrey Wenger
Address: 204 Washington Street
Block: 67 Lot: j, h, 33.A
Zone: Paulus Hook Historic District
Description: Storefront restoration
Decision: Approved with conditions.

8. Case: P06-058 Reaffirmation of Minor Subdivision with 'c'
variances
Applicant: Jersey City Episcopal Community
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 21-23 Orient Avenue
Block: 1991 Lot: 108, 109
Zone: R-1, One and Two Family Housing
Description: Subdivision of one oversized lot of 5,053sf into two new lots of 2,119sf and 2,129sf for the development of two affordable two-family homes. Originally approved July 25, 2006.
Variances: lot width
Decision: Approved.

9. Case: P04-079 Reaffirmation of Minor Subdivision with "c"
variances
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 26-28 Clinton Ave.
Block: 1940 Lot: 1
Zone: R-1, One and Two Family Housing
Description: Two new two-family homes on slightly irregularly shaped lots of 2,573sf and 2,645sf. Originally approved March 27, 2007.
Variances: lot depth, front yard, rear yard
Decision: Approved.

10. Case: P01-035.2 Final Major Site Plan, Phase II
Applicant: Shore North Urban Renewal Co.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 20 Newport Parkway
Block: 20 Lot: 3.11, 3.12, 3.13, 5.20, 5.21, 5.22
Zone: Newport Redevelopment Plan
Description: Original Site Plan approval was granted on November 9, 2004 and amended April 18, 2006 and August 8, 2006. Final Phase I granted Feb. 6, 2007. Phase II currently before the Board is for the remainder of the project, which is the North Tower with 221 units, parking garage with 362 spaces, roadways, and plaza/ice rink.
Decision: Approved .

11. Case: P05-010 Preliminary Major Site Plan with Deviations
Applicant: Doris and Ardley Fuqua
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 498 Ocean Avenue
Block: 1474 Lot: 1.B
Zone: Ocean Bayview Redevelopment Plan
Description: Rehabilitation of existing multi-family building with ground floor commercial and 5 units.
Deviations: parking
Decision: Approved with conditions.

12. Case: P07-129 Minor Subdivision
Applicant: Rodolfos Construction LLC
Attorney: Cynthia Hadjiyannis
Review Planner: Kristin Russell
Address: 19-21 Ravine Ave.
Block: 720 Lot: 34
Zone: R-1 One and Two Family Housing
Description: Subdivision of oversized lot of 5,000sf to create two conforming 2,500 sf lots.
Decision: Approved.

13. Case: P07-090 Minor Subdivision with “c” variances
 Applicant: Jogin Inc.
 Attorney: Richard Campisano
 Review Planner: Kristin Russell
 Address: 283 Lembeck Ave./290 Pearsall Ave.
 Block: 1260 Lot: 10.F
 Zone: R-1 Residential
 Description: Subdivision of existing corner “through-lot” to create two new undersized lots
 of 1,850sf and 2,250sf. Existing building to remain on one lot.
 Variances: lot depth, lot area
Decision: Approved.
14. Case: P07-091 Minor Site Plan with “c” variances
 Applicant: Jogin Inc.
 Attorney: Richard Campisano
 Review Planner: Kristin Russell
 Address: 283 Lembeck Ave./292 Pearsall Ave.
 Block: 1260 Lot: 10.F
 Zone: R-1 Residential
 Description: Two two-family homes, one new and one existing rehabilitated building.
 Variances: impervious coverage, building coverage, rear yard, driveway width
Decision: Approved with conditions.
15. Case: P06-075 Preliminary & Final Major Site Plan with “c” variances
 Applicant: CAN Construction
 Attorney: Richard Campisano
 Review Planner: Kristin Russell
 Address: 27-29 Fayette St.
 Block: 1606 Lot: 28 & 29
 Zone: R-3 Multi-family
 Description: New 2-story building with 9 residential units and ground floor parking garage
 with 9 spaces.
 Variances: lot width, side yard, lot area, lot coverage, front yard setback, building Coverage
Decision: Approved with conditions.
16. Case: P07-134 Minor Subdivision
 Applicant: Aisha and Amer Mir
 Attorney: Richard Campisano
 Review Planner: Kristin Russell
 Address: 4 Everett St.
 Block: 1755 Lot: 7A.99
 Zone: R-1 Residential
 Description: Existing oversized lot of 5,000sf to be subdivided into two new conforming 2,500sf lots for two new two family homes.
Decision: Approved.
17. Case: P06-146 Minor Subdivision with “c” variances
 Applicant: Balder Patel
 Attorney: Jon Campbell
 Review Planner: Kristin Russell
 Address: 35-37 Cliff St.
 Block: 951 Lot: 24.A
 Zone: R-1 Residential
 Description: Subdivision of oversized lot into two new undersized lots of 1,858sf for two new single family homes.
 Variances: lot depth, lot area, rear yard, building height & roof peak, garage dimensions
Decision: Denied.
18. Case: P07-136 Preliminary Major Site Plan with deviation
 Applicant: 150 Essex Street Urban Renewal LLC
 Attorney: James McCann
 Review Planner: Kristin Russell
 Address: 198 Van Vorst St.
 Block: 131 Lot: 91, 92, 93, 95a, 95b
 Zone: Tidewater Basin
 Description: New 7-story building with 101 dwelling units and 157 garaged parking spaces
 with a community benefit parking plan and ground floor retail.
Decision: Approved with conditions.
19. Case: P04-201.2 Amended Preliminary and Final Phase 2.A
 Applicant: Sims metal East, LLC
 Attorney: Jeanne McManus
 Review Planner: Kristin Russell
 Address: 1 Linden Avenue
 Block: 1507 Lot: 6, 7, 10a, 10b, 10c, 18
 Zone: Greenville Industrial
 Description: Original approval granted April 12, 2005 and amended January 9, 2007. Amendment is for addition of 1,536sf of office space, enlarging the approved

footprint, and sub-phasing the project for final of the portion already completed.

Decision:

Approved with conditions.

**Planning Board Agenda
February 26, 2008
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20. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, 14th fl., Suite 400. Jersey City, NJ:
 1. Resolution of the Planning Board of the City of Jersey City Approving the Proposed Bayfront Study Area as an “area in need of Redevelopment” and Bayfront I Redevelopment Plan.
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P06-122 submitted by Linda Hockstein (275 Pacific Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary Site Plan # P06-047.1 submitted by C- Line Community Outreach Services, Inc (120-122 Monticello Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with “c” variances # P06-171 submitted by Hope Center Tabernacle (110-116 Cambridge Avenue).
 5. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan (partial) # P02-043 submitted by Community Housing In Partnership, Inc. (16, 18, 20, 22 Manning Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Final Major site Plan # P03-168.1 submitted by Liberty Harbor North urban Renewal, LLC (202-205 Luis Marin Blvd – Block 60.08, Lot 1 & Block 60.07, Lot 1 fka Block 60, Lot 53).
 - 7 Amended Resolution of the Planning Board of the City of Jersey city approving Amended Preliminary & Final Major Site Plan # P06-029.1 submitted by the Jersey City Housing authority (Pacific Avenue, Barbara Place, Ash Street & Carbon Place – Block 2088.1, Lots 11-15 fka Lots 4 & 10).
21. Executive Session, as needed to discuss litigation, personnel or other matters.
22. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD