

**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, September 22, 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. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business

8. NJSA 40:55 D-31 (Section 31 Review) Veterans Park and Waterfront Walkway project

9. Review and discussion of Newport Signage Package #2, outlining permitted building signage types.
Carried from September 8th, 2009 regular meeting.

10. P09-023 Preliminary and Final Major Site Plan with variances
Applicant: Chosen Estates, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, Sandra Sung
Address: 298-300 Magnolia Avenue
Block: 1862 Lot: 32 & 33
Zone: Office/Residential
Description: Construction of a four story building containing 12 residential dwelling units and 4 on-site parking spaces
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.
Carried from September 8th, 2009 meeting.

11. Case: P09-034 Preliminary & Final Major Site Plan
Applicant: Newport Assoc. Development Co.
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 30 Newport Parkway
Block: 20 Lot: 3.01
Zone: Newport Redevelopment Plan
Description: Elimination of 4 residential units to accommodate expansion of existing preschool facility, as well as related façade signage.
Carried from September 8th, 2009 regular meeting

12. Case: P04-195.1 Amended Preliminary Major Site Plan
Applicant: Jersey City Medical Complex, LLC
Attorney: George Garcia, Esq.
Review Planner: Kristin Russell
Address: 355 Grand St., aka 325, 347, 377 Skinner Memorial Dr.
Block: 60.12 Lot: 6
Zone: Grand Jersey Redevelopment Plan
Description: Medical Office Building parking lot, originally approved 2/8/05. Original approval was for 264 parking spaces, amendment has minor site reconfiguration and in increase to 337 spaces.
Carried from September 8th, 2009 meeting

13. Case: P08-056 Preliminary Major Site Plan
Applicant: Holland LLC
Attorney: John Businberre
Review Planner: Kristin Russell
Address: 231 Twelfth St.
Block: 287 Lot: A.2
Zone: Jersey Avenue RDP
Description: Rehabilitation and addition to retail market at existing BP Gas Station site. Increase in gross floor area from 1,989 sf to 2,394 sf.

14. Case: P09-027 Preliminary & Final Major Site Plan with "c" variances
Applicant: Al-Tawheed Center, Inc.
Review Planner: Jeffrey Wenger
Attorney: Ronald Shaljian
Address: 999 West Side Avenue and 10 Logan Avenue
Block: 1612 Lot: A4, A6
Zone: R-1, One and Two Family Housing
Description: Renovation of existing building into a community center with associated educational facilities and parking.
Variances: Maximum building height, front, side, and rear yard setbacks, and lot Coverage
Carried from September 8th, 2009 regular meeting.

15. Case: P09-037 Minor Site Plan with 'c' Variance
Applicant: T-Mobile Northeast, LLC
Attorney: Richard Schkolnick
Review Planner: Jeffrey Wenger
Address: 207-209 MLK Drive
Block: 1316 Lot: 53
Zone: MLK Drive Redevelopment Plan Area
Description: Cellular phone antennas
Variance: Building height for rooftop equipment.

16. Certification of Artists as recommended by the Jersey City Artist Certification Board
17. Memorialization of Resolutions
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD