

**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, July 8, 2014 at 5:30 p.m. in the Council Chambers in City Hall at 280 Grove St., 2nd floor, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. **Reorganization**
7. Old Business:
 - a. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Approved June 3, 2014. Requisite deposit has not been provided.
8. New Business:
9. Sec. 31 review of parking lot modifications to Schomburg BeLoveEd Charter School.
10. Case: P13-066 Minor Site Plan
Applicant: Angela McDonald
Attorney: Hugh McGuire
Review Planner: Kristin Russell
Address: 239 Pacific Ave.
Block: 20103 Lot: 53
Zone: Morris Canal Redevelopment Plan
Description: Rear addition built without approvals.
Continued from June 17, 2014
11. Case: P14-013 Preliminary & Final Major Site Plan
Applicant: McGinley Square Development Urban Renewal Company LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 688-700 Montgomery Street
Block: 13504 Lot: 3
Zone: McGinley Square East Redevelopment Plan
Description: Construction of new 21 story mixed use building with 579 residential units, 717 parking spaces, and 100,146 square feet of retail and cinema.
Carried from the May 20th, 2014.
12. Case: P10-047 Preliminary & Final Major Site Plan with Deviation
Applicant: Pacific 312, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 312-314 Pacific Avenue
Block: 20005 Lot: 19 & 20
Zone: Morris Canal Redevelopment Plan
Description: Construction of new 4 story, 14 unit residential building with retail.
Deviation: Minimum parking
13. Case: P14-023 Minor Site Plan
Applicant: Stolar Capital 3
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 137 Monticello Avenue
Block: 16701 Lot: 28
Zone: Monticello Avenue Redevelopment Plan
Description: Renovation of existing 4 story building.
14. Case: P13-053.1 Administrative Amendment to Final Major Site Plan
Applicant: 360 9 Street LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 364 Ninth St.
Block: 6902 Lot: 29
Zone: Ninth & Brunswick Redevelopment Plan
Description: Façade modifications to existing approval, originally granted December 3, 2013.

15. Case: P07-052 Administrative Amendment - Minor Subdivision
Applicant: San Arsenio Realty Company LLC
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 30-32 South St.
Old Block: 786 Lot: A
New Block: 2304 Lot: 1 & 31
Zone: R-1 One and Two-family Housing
Description: Originally approved July 10, 2007. Façade changes proposed.
16. Case: P05-028.1 Amended Preliminary & Final Major Site Plan
Applicant: JM Pin Investments, LLC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 240 Pine St.
Block: 19004 Lot: 26
Old Block: 2070 Lot: 2
Zone: Morris Canal Redevelopment Plan
Description: Originally approved November 29, 2005. Seeking approval for as-built changes to cornice and façade.
17. Case: P06-024.1 Amended Final Major Site Plan
Applicant: Albert Grossetti
Attorney: James Burke
Review Planner: Kristin Russell
Address: 751-753 Tonnele Ave.
Block: 1101 Lot: 24.02
Zone: HC – Highway Commercial
Description: Façade and site modifications to warehouse building. Originally approved July 7, 2009.
18. Case: P06-141.1 Amended Preliminary & Final Major Site Plan
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 220 Pine St.
Block: 20302 Lot: 8
Old Block: 2050 Lot: 7
Zone: Morris Canal Redevelopment Plan
Description: Originally approved March 27, 2007. Seeking approval for as-built changes.
19. Case: P06-124.1 Amended Preliminary & Final Major Site Plan with deviations
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 270 Tenth Street
Block: 8602 Lot: 2
Zone: Jersey Avenue Tenth Street
Description: Originally approved December 12, 2006. Changes to façade, parking, and bike parking.
Deviations: parking
20. Memorialization of Resolutions
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD