

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR  
CARL S. CZAPLICKI  
DEPARTMENT DIRECTOR

December 13, 2011

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, December 20, 2011 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director,  
HEDC  
File

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

Please take notice the Planning Board took the following action at the Regular Meeting of December 13, 2011

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Renewal of Contractual Services for Board Attorney - **Approved**
8. Renewal of Contractual Services for Stenographer.- **Approved**
  
9. Review and discussion of proposed amendments to the Ninth St. II Redevelopment Plan.. **Carried to January 10, 2012.**
  
10. Review and discussion of proposed amendments to the Zoning Map expanding the Restaurant Row Overlay Zone. **Recommended..**
  
11. Review and discussion of proposed amendments to permitted uses in the Commercial Automotive district of the Land Development Ordinance. **Recommended.**
  
12. New Business:
  
13. Case: P08-085 Final Major Site Plan  
Applicant: Franklin Development Group LLC  
Attorney: Michael Oliveira  
Review Planner: Jeffrey Wenger  
Address: 25 Duncan Avenue  
Block: 1824 Lots: 41  
Zone: 23-25 Duncan Avenue Redevelopment Plan  
Description: New 5 story, 24 unit, residential building.  
**Description: Approved with condition.**
  
14. Case: P09-030 Final Major Site Plan with "c" variances  
Applicant: Jersey City ECDC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 15-17 Oak St.  
Block: 1972 Lots: 7, 58  
Zone: MLK Redevelopment Plan  
Description: Two new two-family homes. Originally approved October 6, 2009  
**Decision: Approved.**
  
15. Case: P11-048 Minor Subdivision with deviations  
Applicant: Jersey City Episcopal CDC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 291-297 Halladay St.  
Block: 2054 Lots: 9, 11b, 12, 33  
Zone: Morris Canal RDP  
Description: Subdivide four existing lots into four new lots  
Deviations: lot width, lot area  
**Decision: Approved.**
  
16. Case: P11-048 Preliminary and Final Major Site Plan with deviations  
Applicant: Jersey City Episcopal CDC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 291-297 Halladay St.  
Block: 2054 Lots: 9, 11b, 12, 33  
Zone: Morris Canal RDP  
Description: Four new affordable two-family homes  
Deviations: unit layout (bathrooms), garage dimensions, front yard landscaping, building coverage, front yard setback  
**Decision: Approved with conditions.**

17. Case: P08-103.1 Amended Minor Site Plan with "c" variances  
Applicant: Rohan Somar  
Attorney: Ron Shaljian, Esq.  
Review Planner: Kristin Russell  
Address: 467 Palisade Avenue  
Block: 767 Lots: 39  
Zone: R-2, multi-family housing  
Description: Originally approved April 7, 2009. Significant unapproved façade and floorplan changes, changes to total square footage, material downgrades, coverage and FAR changes.  
Variances: height, first floor glazing  
**Some testimony taken, continued to January 24, 2012 regular meeting.**
18. Case: P07-137 Administrative Amendment to Preliminary Major Site Plan  
Applicant: David DePierro  
Attorney: Anthony Colasanti  
Review Planner: Kristin Russell  
Address: 325 Palisade Ave.  
Block: 733 Lots: A.2  
Zone: 325 Palisade Avenue Redevelopment Plan  
Description: Originally approved May 13, 2008. Reduction of one unit.  
**Dismissed.**
13. 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 an agreement for Legal services for the Planning Board to John J. Hamill, Jr. to commence January.1, 2012 thru December 31, 2012.
  2. Resolution of the Planning Board of the City of Jersey City appointing John Jay Hamill legal counsel to the Planning Board effective as of January 1, 2012 thru December 31, 2012.
  3. Resolution of the Planning Board of the City of Jersey City awarding a contract for Stenographic services for the Planning Board to Precision Reporting to commence January.1, 2012 thru December 31, 2012.
  4. Resolution of the Planning Board of the City of Jersey City approving an agreement for Stenographic services with Precision Reporting to commence January 1, 2012 thru December 31, 2012.
  5. Resolution of the Planning Board of the City of Jersey City Approving final Major Site Plan # P09-030 submitted by Jersey City Episcopal EDC ( 15-17 Oak Street)..
  6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Site Plan # P11-011 submitted by Al-Taweed Center, Inc. (991 West Side Avenue).
  7. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P11-050 submitted by John and Maryann, LLC ( 30-34 Whitman Avenue).
  8. Resolution of the Planning Board of the City of Jersey City approving Preliminary/Final Site Plan amendment # P 09-055.1 submitted by Parkview Manor Dev., LLC ( 71-79 North Street).
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD