

**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, December 13, 2011 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. Renewal of Contractual Services for Board Attorney
8. Renewal of Contractual Services for Stenographer.

9. Review and discussion of proposed amendments to the Ninth St. II Redevelopment Plan. Formal action may be taken. **Carry to January 10, 2012.**

10. Review and discussion of proposed amendments to the Zoning Map expanding the Restaurant Row Overlay Zone. Formal Action may be taken.

11. Review and discussion of proposed amendments to permitted uses in the Commercial Automotive district of the Land Development Ordinance. Formal action may be taken.

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.

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

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

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

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

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.

19. Memorialization of Resolutions
20. Executive Session, as needed, to discuss litigation, personnel or other matters
21. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD