

**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, April 17, 2012 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. Case: P11-062 Minor Site Plan  
Applicant: Moudy Razek  
Attorney: Jacob Hudnut, Esq.  
Review Planner: Kristin Russell  
Address: 187 Newark Ave.  
Old Block: 274 Lot:38.99  
New Block 12704 Lot:7  
Zone: Newark Ave. Downtown Redevelopment Plan  
Description: Sidewalk café  
**Carried from April 3, 2012**
  
9. Case: P07-137 Preliminary Major Site Plan – Administrative Amendment  
Applicant: David DePierro  
Attorney: Anthony Colasanti, Esq.  
Review Planner: Kristin Russell  
Address: 325 Palisade Avenue  
Old Block: 733 Lot:A.2  
New Block 5003 Lot:1  
Zone: 325 Palisade Ave. Redevelopment Plan  
Description: Original approval granted May 13, 2008 with subsequent administrative amendments. Current amendment is for the reduction of one unit (from 21 to 20) and the addition of one parking space (from 14 to 15).
  
10. Case: P04-156 Final Major Site Plan  
Applicant: The GSW Group  
Attorney: Ron Shaljian, Esq.  
Review Planner: Kristin Russell  
Address: 86-100 Forrest Street  
Old Block: 2029 Lot:A.5, A.7  
New Block 21501 Lot:12, 14  
Zone: Canal Crossing Redevelopment Plan  
Description: Original approval granted November 30, 2004 for façade improvements.
  
11. Case: P11-069 Minor Subdivision  
Applicant: Summit Plaza Associates  
Attorney: Charles Leibling, Esq.  
Review Planner: Kristin Russell  
Address: 700 Newark Ave.  
Old Block: 593.1 Lot: 1  
New Block 6052 Lot:13  
Zone: St. John's Redevelopment Area  
Description: Subdivision of existing 263,178 sf lot into two lots, separating an existing 3-story building into its own lot.

**Planning Board meeting Agenda**

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12. Case: P09-021 Amended Preliminary & Final Major Site Plan with deviation  
Applicant: Victor Ghatas  
Attorney: Jon P. Campbell, Esq.  
Review Planner: Kristin Russell  
Address: 147 Monticello Avenue  
Old Block: 1921 Lot:66  
New Block: 16701 Lot:23  
Zone: Monticello Ave. Redevelopment Plan  
Description: Originally approved September 8, 2009. Unapproved changes to façade, including window size, architectural details, and height along blockfront.  
Deviations: Storefront glazing  
**Carried from to April 3, 2012**
13. Case: P012-008 Minor Subdivision  
Applicant: Marbella Towers Associates, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 425 Washington Blvd.( 110 Second Street)  
Old Block: 15 Lot: 28, 28-x, 46  
New Block: 11603 Lot: 45, 44  
Zone: Hudson Exchange Redevelopment Plan  
Description: Re-configuring three lots into two
14. Case: P12-009 Preliminary & Final Site Plan w/Deviations  
Applicant: Marbella Tower Associates, LLC  
Attorney: Charles J. Harrington, III, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 425 Washington Blvd. ( 110 Second Street)  
Old Block: 15 Lot: 28, 28-x, 46  
New Block: 11603 Lot: 45, 44  
Zone: Hudson Exchange Redevelopment Plan  
Description: New Construction of 311 Residential Units with 5,745 sf. of retail  
Deviations: Monument signage, temporary leasing signage, yard requirements, loading requirements and minimum improved open space
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD