

**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, January 23, 2007 at 5:30 p.m. in the 14th Floor Conference Room of 30 Montgomery Street, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Memorialization of Resolutions
6. Old Business:
 - Case: P05-124 Administrative Amendment
 - Applicant: Renee S. Najm/Angelo Amato
 - Attorney: pro se
 - Address: 488 Central Avenue & 243 Cambridge Avenue
 - Block: 791 Lots: 295.A & 295.B
 - Zone: N/C Neighborhood Commercial & R-1 Residential
 - Description: Amendment to original approval granted on June 27, 2006. Changes involve a regrading correction in the rear yards resulting in what will appear to be a lower building.

Carried from January 9, 2007
7. New Business
8. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on Public Safety Communications Center at Bishop Street & Cornelison Avenue.
9. Review and discussion of proposed Amendments to the Vacant Buildings Redevelopment Plan. Formal Action may be taken.
10. Review and discussion of proposed amendments to the Ocean Bayview Redevelopment Plan. Formal action may be taken.
11. Review and discussion of proposed amendments to the Turnkey Redevelopment Plan. Formal action may be taken.
12. Case: P06-030.1 Preliminary Major Site Plan Amendment
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Address: 110 River Drive
Block: 20 Lot: 3.15, 3.16
Zone: Newport Redevelopment Plan
Description: Amendment to original approval granted April 18, 2006. Changes are a reduction in units from 363 to 358, increase in footprint for expanded retail space, internal layout changes, reduction in open space, minimal height increase, and minor facade changes.
13. Case: P06-043 Preliminary and Final Site Plan with "c" variances
Applicant: Old & New LLC
Attorney: Charles Harrington
Address: 93 Montgomery St.
Block: 102 Lot: 61
Zone: H - Paulus Hook Historic District
Description: Rehabilitation of existing building to a 7-story structure with 8 residential units and 1,578sf of ground floor commercial.
Variances: Lot area, lot width, side yard, rear yard, building coverage, lot coverage
14. Case: P05-151 Preliminary Major Site Plan with Deviations
Applicant: NAMS Developers Inc.
Attorney: Charles Harrington
Address: 18 MLK Drive
Block: 1357 Lot: 125.A
Zone: MLK Drive Redevelopment Plan
Description: New two-family home on existing oversized lot.
Deviations: Lot Coverage
15. Case: P04-080 Minor Subdivision with "c" variances
Applicant: NAMS Developers Inc.
Attorney: Charles Harrington
Address: 763-765 Ocean Avenue
Block: 1972 Lot: 50.E & 50.F
Zone: R-1, One and Two Family Housing
Description: Re-subdivision of two lots into two more closely conforming lots of 2,268 sf each for the future construction of two new two-family homes.
Deviations: Lot Area, Lot Depth

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16. Case: P06-077 Preliminary Major Site Plan
Applicant: Americo Conceiao
Attorney: Charles Harrington
Address: 381 Communipaw Ave.
Block: 2042 Lot: 4
Zone: Morris Canal Redevelopment Plan
Description: New multi-family building with six residential units and 876sf ground floor retail
17. Case: P06-176 Preliminary & Final Major Site Plan with "c" variances
Applicant: 310 Second St., LLC
Attorney: Charles Harrington
Address: 310 Second St.
Block: 314 Lot: 15
Zone: R-1 One and Two Family Housing
Description: rear addition to an existing four unit residential building
Variances: expansion of a non-conforming structure, height
18. Case: P06-158 (fka Z05-031) Amended Preliminary & Final Major Site Plan
Applicant: Forrest Senior Apartments Urban Renewal LP
Attorney: Eugene O'Connell
Address: 376-382 Bergen Ave.
Block: 1977 Lot: A.3
Zone: Greenvilla Redevelopment Plan
Description: Amendment to application originally approved February 16, 2006 for 43-unit senior housing. Amendment includes floor plan and building footprint changes, facade change from brick to brick veneer, and other minor facade changes.
19. Case: P03-029.3 Amended preliminary & Final Major Site Plan
Applicant: New Jersey City Affordable Housing LLC
Attorney: Eugene O'Connell
Address: 340 Bergen Ave.
Block: 1980 Lot: 1.01
Zone: Greenvilla Redevelopment Plan
Description: Amendment to preliminary major site plan, originally approved 11/9/04, amended 9/27/05. Changes involve project phasing and final approval for Phase I.
20. Review and discussion of proposed amendments to the Morris Canal Redevelopment Plan. Formal action may be taken.
21. Review and discussion of proposed amendments to the Liberty Harbor North Redevelopment Plan. Formal action may be taken.
22. Certification of Artists as recommended by the Jersey City Artist Certification Board
23. Executive Session, as needed, to discuss litigation, personnel or other matters
24. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD