

**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, February 6, 2007 at 5:30 p.m. in the 14<sup>th</sup> 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:
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. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on Metro Field House at 179 West Side Avenue.
  
10. Case: P06-082 Preliminary Major Site Plan with deviation  
Applicant: Richard Pronti  
Attorney: Robert Brescia  
Address: 249 Halladay St.  
Block: 2042 Lot: W  
Zone: Morris Canal Redevelopment Plan  
Description: New two-family dwelling on conforming lot.  
Deviations: front yard  
**Carried from December 12, 2006 and January 9, 2007**
  
11. Case: P06-152 Minor Subdivision  
Applicant: Pamrapo Development LLC  
Attorney: Allen Washington  
Address: 40-42 Pamrapo Ave.  
Block: 1379 Lot: 21  
Zone: R-1 ,One and Two Family Housing  
  
Description: Subdivision of existing oversized vacant lot into two new lots of 2,844sf each for two new two-family homes.
  
12. Case: P06-154 Minor Site Plan with "c" variances  
Applicant: Jersey City Episcopal Community Development Corp.  
Attorney: Eugene O'Connell  
Address: 155-157 Bergen Avenue  
Block: 1284.5 Lot: 7.B & 7.C  
Zone: R-3 , Multi-family Housing  
Description: New 8-unit multifamily structure with four on-site parking spaces.  
Variances: lot area, lot width, lot coverage, front yard
  
13. Case: P01-035 Final Major Site Plan Phase I  
Applicant: South Shore Urban Renewal Company  
Attorney: Charles Harrington  
Address: 20 Newport Parkway  
Block: 20 Lot: 3.11, 3.12, 3.13, 5.20, 5.21, 5.22  
Zone: Newport Redevelopment Plan  
Description: Original Site Plan approval was granted on November 9, 2004 and amended April 18, 2006 and August 8, 2006. Phase I currently before the Board is for the 8-story base/15-story South Tower only, which consists of 217 dwelling units and 542 parking spaces.

14. Case: P06-167 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Hari Foundation  
Attorney: Charles Harrington  
Address: 292-294 Newark Avenue & 334-336 Third St.  
Block: 387 Lot: 12, 13, 37, 38, 39  
Zone: NC - Neighborhood Commercial  
Description: New 5 story mixed-use structure with 30 residential units and 7,505sf of retail space and 30 on-site garaged parking spaces.  
Variances: coverage, retail parking, rear yard, aisle width
  
15. Case: P06-173 Preliminary & Final Major Subdivision  
Applicant: Liberty Harbor Holdings, Inc  
Attorney: Francis Schiller, Esq.  
Address: 299 Morris Boulevard  
Blocks: 60.17, 60.18, 60.19 Lot:  
Zone: Liberty Harbor North Redevelopment Plan Area  
Description: Creation of the Phase II Street Grid, including the creation of new streets, development blocks and associated utility improvements.
  
16. Case: P06-174 Preliminary Major Site Plan with deviations  
Applicant: Liberty Harbor Holdings, Inc  
Attorney: Francis Schiller, Esq.  
Address: 299 Morris Blvd..  
Blocks: 60.17, 60.18, 60.19 Lot: All  
Zone: Liberty Harbor North Redevelopment Plan Area  
Description: Construction of 6 M -Class buildings, streets and Central park, totaling 870 DU and 978 parking spaces  
Deviations: (1)partial parking garage exposure, (2) exceeding maximum parking for retail uses, (3)min. attic setback, (4) additional streets, (5)min. townhouse depth on garage wrapper, (6) varying unit count per block.
  
17. Certification of Artists as recommended by the Jersey City Artist Certification Board
  
18. Executive Session, as needed, to discuss litigation, personnel or other matters
  
19. Adjournment

**MICHAEL RYAN, CHAIRMAN, PLANNING BOARD**