

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

**\*\*\*\*ADDENDUM\*\*\*\***

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, April 10, 2007 at 5:30 p.m. in the **Council Chambers of City Hall, 280 Grove Street, Jersey City, New Jersey.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:

Review and discussion of proposed amendments to the Monticello Avenue Redevelopment Plan. Formal action may be taken.

**Carried from April 3, 2007 regular meeting.**

Review and discussion of Report Concerning the determination of the proposed Route 440 South Study Area as "An Area in Need of Redevelopment". Formal action may be taken.

**Carried from April 3, 2007 regular meeting.**

6. New Business

7. Case: P04-178 Extension of Preliminary/Final Major Site Plan, "c" Variances  
Applicant: Rozalski Realty  
Attorney: Thomas DiBiasi  
Address: 386-388 Seventh St.  
Block: 417 Lot: X & Y  
Zone: NC, Neighborhood Commercial  
Description: Construction of a 18,400 sf mixed use (office/retail and residential) building. 4 stories, 12 dwelling units. Originally approved March 29, 2005.  
Variance: height, rear yard setback
8. Case: P05-032 Minor Subdivision Reaffirmation  
Applicant: The Ambriola Company/Richard Kantor  
Attorney: James Rhatican  
Address: 2 Burma Rd.  
Block: 2154 Lot: 113B, c, & 18D  
Zone: Liberty Harbor Redevelopment Plan  
Description: Resubdivision of three existing lots into two new lots. Originally approved May 3, 2005.  
Deviations: lot area (reduction of preexisting nonconformity)
- 9.. Case: P06-179 Preliminary Major Site Plan  
Applicant: Demi-Skye Lofts  
Attorney: Charles Harrington  
Address: 364 Louis Munoz Marin Blvd.  
Block: 172 Lot: E  
Zone: Powerhouse Arts Redevelopment Plan Area  
Description: New mixed-use building with 20 dwelling units and ground floor gallery space & retail/retail space.  
Deviation: Parking, Maximum Lot Coverage  
**Carried from March 27, 2007 meeting.**
10. Case: P06-162 Minor Subdivision with "c" variances  
Applicant: KS Developers LLC  
Attorney: Hugh McGuire  
Address: 52-54 Randolph Ave.  
Block: 2015 Lot: A.4  
Zone: R-1, One and Two Family Housing  
Description: two new two-family homes on undersized lots  
Variances: lot area, lot depth, front yard, rear yard  
**Carried from March 27, 2007 meeting.**
- 11 Case: P06-053 Preliminary & Final Major Site Plan with 'c' variances  
Applicant: True Vine Church  
Attorney: Eugene O'Connell  
Address: 129 Linden Ave  
Block: 1416 Lot: 35  
Zone: R-1 One and Two Family Housing  
Description: Conversion of existing 18,000sf warehouse into a house of worship with 48 added parking spaces.  
Variances: lot coverage
12. Case: P06-142 Preliminary & Final Major Site Plan with 'c' variances  
Applicant: Nams Developers, Inc.  
Attorney: Charles Harrington  
Address: 81 Bergen Ave.  
Block: 1282.C Lot: 32.A  
Zone: R-3 Multifamily Midrise  
Description: one new 3-family dwelling on an undersized 2,348sf lot  
Variances: lot depth, lot width, lot area, front yard, side yard, rear yard

13. Case: P06-131 Minor Subdivision  
Applicant: Balbir Trikha  
Attorney: pro se  
Address: 123 Neptune Avenue  
Block: 1412 Lot: A.1  
Zone: R-1 One and Two Family Housing  
Description: Subdivision of one lot into two.  
Variances: Lot size, lot width.
14. Case: P07-048 Minor Site Plan with 'c' variances.  
Applicant: Balbir Trikha  
Attorney: pro se  
Address: 123 Neptune Avenue  
Block: 1412 Lot: A.1  
Zone: R-1 One and Two Family Housing  
Description: New construction of two two-family townhomes.  
Variances: Lot size, lot width, and rear yard.
15. Case: P06-135 Preliminary Major Site Plan  
Applicant: Subhash Kapoor  
Attorney: pro se  
Address: 235 Monticello Avenue  
Block: 1908 Lot: 9A  
Zone: Monticello Avenue Redevelopment Plan  
Description: New construction of 5 unit, 4 story, residential building.
16. Case: P06-163 Preliminary and Final Major Site Plan with 'c' variances  
Applicant: DC Tapia & Group Inv. Prop., LLC  
Attorney: Charles Harrington  
Address: 109-115 Wales Ave and 25 Fayette Ave  
Block: 1606 Lot: 23, 24, 25, 26, 27  
Zone: R-3 Multifamily Midrise  
Description: New construction of five three-family homes with common parking.
17. Case: P06-123 Minor Site Plan with 'c' variances  
Applicant: Malik Arshad  
Attorney: Pro Se  
Address: 296 Magnolia Avenue  
Block: 1862 Lot: 31  
Zone: OR Office/Residential  
Description: New construction of three-family home.  
Variances: lot area, lot width, front yard, side yards, parking.
18. Case: P07-021 Minor Subdivision with 'c' variances  
Applicant: Raymond Valencia  
Attorney: Ron Shaljian  
Address: 35 High Street  
Block: 1881 Lot: 25  
Zone: O/R - Office Residential  
Description: Subdivision of one 5,000sf lot into two lots of 2,500sf each for the future construction of one new 3-family home and a home remaining on second lot.  
Variances: lot area, lot width, side yard, building height
19. Case: P07-036 Preliminary Major Site Plan with Deviation  
Applicant: Ram RE Development, LLC  
Attorney: Richard Hamilton  
Address: 325 West Side Avenue  
Block: 1297 Lot: 5, 6A, 7A, 8-13  
Zone: West Side Avenue Redevelopment Plan  
Description: New 6-story multifamily building with 60 residential units, 3,670sf of ground floor retail space, and 53 garaged parking spaces on a 22,007sf lot.  
Deviation: Rear yard
20. Case: P07-017 Preliminary Major Site Plan  
Applicant: Newport Associates Development Company  
Attorney: Charles Harrington  
Address: 1-25 Fourteenth Street  
Block: 20 Lot: 3.16, 3.18, 3.19  
Zone: Newport Redevelopment Plan  
Description: New 45-story multi-family building with 352 residential units and new 3-story townhomes with 11 units built on existing pier. Includes extension of Hudson River Waterfront Walkway. Future cultural/educational center. 4,000sf of ground floor retail space. 230 parking spaces in a garage with an open space roof.
21. Certification of Artists as recommended by the Jersey City Artist Certification Board
22. Memorialization of Resolutions
23. Executive Session, as needed, to discuss litigation, personnel or other matters
24. Adjournment