JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of April 10, 2007:

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.
Approved and recommended for Adoption by the City Council.

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 to May 1, 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
Decision: Approved.

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: Re-subdivision of three existing lots into two new lots. Originally approved May 3, 2005.
Deviations: lot area (reduction of preexisting nonconformity)
Decision: Approved with condition.

9.. Case: P07-014 Preliminary Major Site Plan,Deviations
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
Decision: Approved with condistions.

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 to April 24, 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
Decision: Approved with conditions

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
Decision: Approved with conditions.

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.
Decision: Approved.

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-family town homes.
Variances: Lot size, lot width, and rear yard.
Decision: **Approved with conditions**.

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.
Carried to unspecified date.

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.
Decision: Approved with conditions.

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.
Decision: Approved with conditions.

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
Decision; Approved with conditions.

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
Decision: Approved with conditions

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 town homes 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.
Carried to April 24, 2007

21. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

(1) Resolution of the Planning Board of the City of Jersey City Approving reaffirmation/extension of Minor Subdivision with "c"variances # P05-145 submitted by Nams Developers (79-79AClinton Avenue1).
Resolution of the Planning Boar d of the City of Jersey City Approving Minor Subdivision with "c"variances # P04-079 submitted by Nams Developers (26-28 Clinton Avenue).
(3)Resolution of the Planning Board of the City of Jersey City approving Preliminary Site Plan #P07-029 submitted by J.C.H.A. (Ocean Ave. At Dwight St.East Block # 1471, Lots 1-4 and Block 1471.d Lots 5-6 - Ocean Pointe East
(4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P07-028 (Ocean Ave. At Dwight St.West - Block 1324, Lots 25A, 26 -33 -Ocean Pointe West).
(5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P06-041 submitted by Nams Developers, Inc (220 Pine Street)
(6) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-021 submitted by Newport Associates Dev.Co. (45 Fourteenth St.).
(7) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P06-179 submitted by Newport Assoc.Dev.Co.(75 Fourteenth St.)
(8) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "c"variances # P07-011 submitted by Elletano Prop.LLC (56 Tuers Avenue).
(9) Resolution of the Planning Board of the City of Jersey City Approving Reaffirmation/Extension of Minor Subdivision # P03-179 submitted by Sharma 1,LLC (6-8 Front St.)
(10) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Subdivision # P07-044 submitted by J.C.H.A. (332-340 Duncan Ave. - Block # 1651, Lots 1,4,5,7, & 8).
(11) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan with "c"variances # P06-070.1 submitted by the J.C.H.A. (332-340 Duncan Ave.)

22. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD