

**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, **June 26, 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. Memorialization of Resolutions
  6. Old Business:
  7. New Business
  8. Renewal of Contractual Services for Board Attorney
  9. Renewal of Contractual Services for Stenographer.
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10. Case: P06-151 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Marc Donnelly  
Review Planner: Kristin Russell  
Attorney: pro se  
Address: 306-310 Newark Avenue  
Block: 387 Lot: 1  
Zone: NC - Neighborhood Commercial  
Description: New multi-family building with 6-units, 3 parking spaces, and 1,310 sf of office and retail space  
Variances: parking  
**Carried from May 22, 2007**
  
  11. Case: P07-033 Minor Subdivision with "c" variances  
Applicant: ALT Investments Inc.  
Review Planner: Kristin Russell  
Attorney: Charles Harrington  
Address: 431 Bramhall Ave.  
Block: 1966 Lot: 21  
Zone: R-1 One and Two-family Housing  
Description: Subdivision of existing oversized lot into two new lots, one conforming and the second undersized at 2,449sf.  
Variances: lot area ,lot depth  
**Carried from May 8, 2007**
  
  12. Case: P06-100 Minor Subdivision with "c" variances  
Applicant: Aydin Atakent  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 139-141 Ege Avenue  
Block: 1787 Lot: B.1  
Zone: R-1 One and Two-family Housing  
Description: Subdivision of existing oversized lot into two new irregularly shaped lots of 2,100 sf and 1,912 sf.for the construction of two new two-family homes  
Variances: lot area ,lot depth, rear yard, building height
  
  - 13.. Case: P06-150 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Central View Estates, LLC  
Review Planner: Kristin Russell  
Attorney: Charles Harrington  
Address: 147-151 Academy St.  
Block: 1884.5 Lot: 26E, S1  
Zone: O/R - Office Residential  
Description: New multi-family building with 12 residential units and 4 garaged parking spaces on a pre-existing undersized parcel of 4,579 sf.  
Variances: lot area, lot width, lot depth, rear yard, side yard, building coverage, lot coverage
  
  14. Case: P07-026 Minor Site Plan with "c" variances  
Applicant: Nkay Properties, LLC  
Review Planner: Jeff Wenger  
Attorney: Jon Campbell  
Address: 14 Mercer Street  
Block: 202 Lot: T  
Zone: H - Historic  
Description: Construction of new 3-family house.  
Variances: Lot depth and rear yard.

**Planning Board Meeting Agenda**

**June 26, 2007**

**Page 2**

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15. Case: P07-054 Preliminary Major Site Plan with deviations  
Applicant: LEN Developers LLC  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 302-306 Palisade Ave.  
Block: 722.A Lot: 8.A, 8.B, 9.A, 10  
Zone: 325 Palisade Ave. Redevelopment Plan  
Description: New multi-family building with 13 residential units and 13 garaged parking spaces on 23,140 sf lot.  
Deviations: front yard, garage grade, height, floor-to-ceiling height, parking stall size
16. Case: P07-012 Minor Subdivision  
Applicant: 190-192 Arlington Ave., LLC  
Review Planner: Kristin Russell  
Attorney: Richard Campisano  
Address: 190-192 Arlington Ave.  
Block: 2009 Lot: 19  
Zone: R-1 One and Two-family Housing  
Description: Subdivision of existing oversized lot into two new conforming 3,125 sf each for the construction of two new two-family homes
17. Case: P04-179.1 Site Plan Amendment  
Applicant: Baldwin Asset Assoc. Urban Renewal Co., LLC & The Criterion Urban Renewal Co. LLC  
Review Planner: Kristin Russell  
Attorney: Eugene Paolino  
Address: Montgomery St. & Baldwin Ave.  
Block: 1899 Lot: 32  
1915 Lot: 25  
Zone: Medical Center Redevelopment Plan  
Description: Banner signage not previously approved with site plan application
18. Case: P02-044.1 Final Site Plan w/Preliminary Site Plan Amendment  
Applicant: PKG Associates, Inc.  
Review Planner: Maryann Bucci-Carter  
Attorney: W. Nevins McCann, Esq.  
Address: 303 Warren Street  
Block: 138 Lot: T  
Zone Exchange Place North Redevelopment Plan  
Description: Up-grading of materials for sidewalk and arcade area, elimination of the Surface Parking and low rise office portions of the preliminary proposal and as built review for the residential and garage remainder.
19. Case: P05-179.1 Final Site Plan Phase I  
Applicant: Baldwin Asset Assoc. Urban Renewal Co., LLC & Rialto-Capital Renewal Co. LLC  
Review Planner: Maryann Bucci-Carter  
Attorney: Eugene Paolino  
Address: Montgomery St. & Baldwin Ave.  
Block: 1899 Lot: 23, 24, 25, 26, 27, Part of 31, 32 & 33  
1915 Lot: 25  
Zone: Medical Center Redevelopment Plan  
Description: Final as built review for the two buildings, temporary valet parking location, driveway, pedestrian and utility infrastructure.
20. Case: P05-152.1 Preliminary Site Plan Amendment  
Applicant: K. Hovnanian @ 77 Hudson Street Urban Renewal Co, LLC/North Jersey Acquisitions, LLC  
Review Planner: Maryann Bucci-Carter  
Attorney: Eugene Paolino  
Address: 77 Hudson Street.  
Block: 36 Lot: 40 Formally 1A  
Zone: Colgate Redevelopment Plan  
Description: Garage facade material change and increase in amenity space
21. Certification of Artists as recommended by the Jersey City Artist Certification Board  
22. Executive Session, as needed, to discuss litigation, personnel or other matters  
23. Adjournment