

**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, **July 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
6. Old Business:

Case: P05-125/ Z03-026 Extension of Preliminary/Final Site Plan
Applicant: Fields Development Group
Attorney: James McCann
Address: 126-142 Morgan Street
Block: 140 Lots: A.1, B.1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Original Approval was granted on June 14, 2004. A one year extension was granted April 18, 2006, however, due to delays from NJDEP, additional testing must be performed on site. An additional one year extension is being requested to accommodate this delay.

7. New Business:
8. Section 31 Review (M.L.U.L. Section 40:55D-31) for Firehouse rehabilitation at 2 Bergen Avenue.
9. Case: P04-205 Administrative Amendment
Applicant: Yahia M. Faraq and Mohamed F. Benmansour
Review Planner: Kristin Russell
Attorney: Robert Weinberg
Address: 150-152 Randolph Ave.
Block: 2002 Lot: 2A
Zone: R-1, One and Two Family Housing
Description: Subdivision of oversized lot into two conforming lots for development of two, two-family homes. Originally approved April 12, 2005. Modifications to rear elevation are a result of incorrect site plan topography at time of approval.
10. 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 and June 26, 2007

11. Case: P07-052 Minor Subdivision with “c” variances
Applicant: San Arsenio Realty Company LLC
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 30-32 South St.
Block: 786 Lot: A
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new slightly shallow undersized lots of 2,313 sf each for the construction of two new two-family homes.
Variances: lot depth, lot area, side yard
12. Case: P06-102 Preliminary Major Site Plan
Applicant: Max Molino
Review Planner: Jeffrey Wenger
Attorney: Sean Connelly
Address: 78 MLK Drive
Block: 1343 Lot: 24
Zone: MLK Drive Redevelopment Plan, Neighborhood Shopping District
Description: Construction of new 5 story, 8 unit building with ground floor retail.
13. Certification of Artists as recommended by the Jersey City Artist Certification Board
14. Memorialization of Resolutions
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD