

**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, **August 14, 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:

- A. Case: P06-018 Administrative Site Plan Amendment  
Applicant: Rose Garden Monaco, LLC  
Attorney: Charles Harrington, Esq.  
Review Planner: Maryann Bucci-Carter  
Address: 455 Washington Blvd..  
Block: 15 Lot: 26  
Zone: Hudson Exchange Redevelopment Plan  
Description: Revised grading, landscaping, floor to ceiling height, unit bedroom-mix and an adjustment to material location on the garage facade.
- B. Case: P05-129 One Year Extension  
Applicant: Nicholas Zampetti  
Attorney: Eugene Paolino  
Review Planner: Jeff Wenger  
Address: 51 Pearsall Avenue (222, 224, 226 Garfield Avenue)  
Block: 1434 Lot: A.1  
Zone: R1, One and Two Family Housing  
Description: one year extension to November 29, 2008 for Preliminary/Final Site Plan with "c"variances originally approved 10/25/05 to construct six condominium units in a townhouse style with two condo units totaling 3,988 sf on each of three new lots
- C. Case: P07-105 Minor Site Plan Site Plan  
Applicant: Bobby Perillo  
Review Planner: Maryann Bucci-Carter  
Attorney: Pro-se  
Address: 2 Second Street (Plaza 10 @ Harborside)  
Block: 15 Lot: 48  
Zone: Hudson Exchange  
Description: Signage for first floor café
- D. Case: P04-176.1 Preliminary Site Plan Amendment with deviations  
Applicant: Who Land Development, LLC  
Review Planner: Maryann Bucci-Carter  
Attorney: None  
Address: 376 Marin Blvd./160 - 1<sup>st</sup> Street / 171 - 2<sup>nd</sup> Street  
Block: 173 Lot: B,C,E,F,J126A, 127  
Zone: Powerhouse Arts Redevelopment Plan  
Description: Revision to Parking levels and layout  
Deviations: No change to deviations previously granted.
6. Case: P05-113 Final Major Site Plan  
Applicant: 389 Monmouth Street LLC  
Attorney: Carmine Alampi  
Review Planner: Kristin Russell  
Address: 449-453 Monmouth St.  
Block: 389.1 Lot: 50  
Zone: R-1,One and Two Family Housing  
Description: 16 new two-family homes
7. Case: P05-115 Final Major Site Plan  
Applicant: 317 Jersey Avenue LLC  
Attorney: Carmine Alampi  
Review Planner: Kristin Russell  
Address: 621-627 Jersey Avenue  
Block: 317 Lot: 50.A  
Zone: R-1, One and Two Family Housing  
Description: 16 new two-family homes
8. Case: P05-117 Final Major Site Plan  
Applicant: 280 Erie Street LLC  
Attorney: Carmine Alampi  
Review Planner: Kristin Russell  
Address: 626 Jersey Ave.  
Block: 280 Lot: 50.A  
Zone: R-1, One and Two Family Housing  
Description: 16 new two-family homes

9. Case: P05-119 Final Major Site Plan  
Applicant: 354 Coles Street LLC  
Attorney: Carmine Alampi  
Review Planner: Kristin Russell  
Address: 99-105 Coles St.  
Block: 354 Lot: 50.A  
Zone: R-1, One and Two Family Housing  
Description: 16 new two-family homes
10. Case: P07-059 Minor Subdivision  
Applicant: Clerk Homes, LLC  
Review Planner: Jeff Wenger  
Attorney: Hugh McGuire  
Address: 66-68 Clerk Street  
Block: 2013 Lot: 2.A  
Zone: R-1, One and Two Family Housing  
Description: Subdivision of one lot into two conforming lots.
11. Case: P07-050 Minor Subdivision with "c" variances  
Applicant: Dimple Shah & Alpha Shah  
Review Planner: Kristin Russell  
Attorney: Ron Shaljian  
Address: 131-133 Webster Ave.  
Block: 746 Lot: 253 & 254  
Zone: R-1, One and Two Family Housing  
Description: Subdivision of oversized lot into two new slightly undersized lots of 2,443 and 2,448sf for the construction of two new two-family homes.  
Variances: lot area (both), lot depth (both), garage door width, garage dimensions
12. Case: P07-074 Preliminary & Final Major Site Plan with "c" variances  
Applicant: D. Marino & R. Kelly, Bernard Constr., and CHG Partners LLC  
Review Planner: Kristin Russell  
Attorney: George Garcia  
Address: 733-737 Newark Ave. & 60-70 Cottage St.  
Block: 588 Lot: X1, 26-28, V.2, 52A, 53, 54  
Zone: NC - Neighborhood Commercial and O/R - Office Residential  
Description: Expansion of existing Casa Dante restaurant and 60 new residential units fronting both Newark Ave. and Cottage St. Height varies between 5 and 8 stories, with a garage for 74 valet parking spaces.  
Variances: rear yard (both zones), building coverage (in O/R), side yard (in O/R), and lot coverage (in O/R)
13. Case: P07-090 Preliminary Major Site Plan  
Applicant: Fred Martin Apartments Urban Renewal LP  
Review Planner: Jeff Wenger  
Attorney: Eugene O'Connell  
Address: 194-212 MLK Drive  
Block: 1319 Lots: A.1 - A.3, A.7 - A.9, 57.A, 58.A, 59, 60  
Zone: MLK Drive Redevelopment Plan Area  
Description: New four-story, 39 unit affordable housing building with retail and 39 parking spaces
14. Case: P06-169 Preliminary Site Plan with deviations  
Applicant: Statue of Liberty Harbor North Redevelopment, LLC  
Review Planner: Maryann Bucci-Carter  
Attorney: Jack Arseneault, Esq.  
Address: Luis Munoz Marin Blvd.  
Block: 60.26 Lot: 1  
Zone: Liberty Harbor North Redevelopment Plan  
Description: 470 Residential units, 3,680 sf Retail, 321,366 sf. Hotel, 204,754sf. Parking for 723 parking spaces, improvement  
Deviations: Increase in parking spaces, hotel drop-off cut into sidewalk, front yard setback percentage, lack of Facade articulation, and materials
15. Certification of Artists as recommended by the Jersey City Artist Certification Board
16. Memorialization of Resolutions
17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment