

**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 28, 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. **Annual Reorganization**
6. Old Business:
7. New Business

8. Case: P07-051 Minor Subdivision with 'c' variance
Applicant: Lallman Khoblal
Review Planner: Jeff Wenger
Attorney: Steven A. Llorens
Address: 212-214 Freeman Avenue
Block: 1654 Lot: 17,18.A,19
Zone: R-1 One and Two Family Housing
Description: Subdivision of 3 lots with two existing two-family homes into two irregular lots for each two-family home.
Variances: Lot depth, balcony projection, garage dimension, ceiling height, front yard setback, rear yard setback
9. Case: P07-076 Preliminary Major Site Plan with Deviations
Applicant: N+V Developers LLC
Review Planner: Jeffrey Wenger
Attorney: Jon Campbell
Address: 311-317 West Side Avenue
Block: 1294 Lot: 1&4
Zone: Westside Avenue Redevelopment Plan
Description: Construction of new 30 unit 6 story building with ground floor retail.
Deviations: Lot depth, and rear yard setback.
10. Case: P07-001 Preliminary Major Site Plan
Applicant: Vivian Guirgus
Review Planner: Kristin Russell
Attorney: pro se
Address: 123 Logan Avenue
Block: 1628 Lot: 89
Zone: Sip Avenue Gateway Redevelopment Plan
Description: New 2-family home on conforming 2,500sf lot.
11. Case: P07-004 Preliminary & Final Major Site Plan with "c" variances
Applicant: Dos Lunas, LLC
Review Planner: Kristin Russell
Attorney: Richard Campisano
Address: 513 Central Avenue
Block: 812 Lot: 1.A
Zone: N/C - neighborhood commercial
Description: Side and rear addition to an existing mixed-use building with 1,726 sf of ground floor commercial (existing) and 8 units above. 6 parking spaces in the rear.
Variances: Parking aisle width
12. Case: P05-089 Preliminary & Final Major Subdivision with "c" variances and deviations
Applicant: Dinh Nguyen and Phu Nguyen
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 113-119 Harrison Ave. & 632-634 Communipaw Ave.
Block: 1931 Lot: 7, 8, 9, H2
Zone: R-1 One and Two Family Housing & Monticello Ave.Redevlopment Plan
Description: Subdivision and consolidation of six existing lots into five new lots. Four will be fronting on Harrison Avenue and one consolidated lot on Communipaw Avenue.
Variances: lot depth, rear yard, lot area

13. Case: P05-172.1 Preliminary & Final Major Site Plan with “c” variances
Applicant: Dinh Nguyen and Phu Nguyen
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 113-119 Harrison Ave.
Block: 1931 Lot: H2
Zone: R-1 One and Two Family Housing
Description: Two new two-family homes on slightly irregular undersized lots (2,174 sf and 2,124sf)
Variances: side yard, building coverage, garage dimensions
14. Case: P05-077 Amended Preliminary & Final Major Site Plan
Applicant: 140 Grant Avenue Associates, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 18-20 Park St.
Block: 1925 Lot: 44.B
Zone: Vacant Buildings Redevelopment Plan
Description: Final site plan for renovation of existing 19-unit residential building. Original approval was granted on December 13, 2005. Changes include one additional unit (permitted), minor interior shifts, and facade changes.
15. Case: P07-101 Minor Subdivision
Applicant: Newport Associates Development Company
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: River North
Block: 20 Lot: 3.15
Zone: Newport Redevelopment Plan
Description: Subdivision of existing lot into two new lots, one 62,766 sf for the approved Aquablu and one 22,632 sf for the approved Savoy.
16. Case: P07-014 Preliminary & Final Major Site Plan w/ “c” variances
Applicant: Alfonso Carrino
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 650-654 Montgomery St.
Block: 1892 Lot: 17
Zone: N/C - Neighborhood Commercial
Description: Adaptive reuse and addition to existing industrial building for conversion to mixed use building with ground floor retail, 28 garaged parking spaces, and 27 residential units.
Deviations: rear yard setback, parking aisle width, parking stall size

17. Certification of Artists as recommended by the Jersey City Artist Certification Board

18. Memorialization of Resolutions

19 Executive Session, as needed, to discuss litigation, personnel or other matters

20. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD