

**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, **September 25, 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. Street Naming Ceremony Honoring City Planning Director Robert D. Cotter, PP AICP
6. Old Business:

Case: P04-051 1-Year Extension to Preliminary/ Final Site Plan
Applicant: Magnolia Realty Associates, LLC
Review Planner: Kristin Russell
Attorney: Brian Chewcaskie
Address: 785 West Side Ave.
Block: 1660 Lot: 445.A & 446.A
Zone: NC - Neighborhood Commercial
Description: Construction of a four story building on a currently vacant lot. Ground floor retail and nine residential units above, approved at May 18, 2004 Planning Board meeting and first extension granted May 23, 2006.

7. New Business

Case: P07-062 Minor Subdivision with deviations
Applicant: Joseph Clemente
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 226-228 Pine Street
Block: 2050 Lot: T
Zone: Morris Canal Redevelopment Plan
Description: subdivision of existing oversized 4,248 sf lot into two slightly undersized lots of 2,119 sf and 2,129 sf. Deficiency is lot depth, which is typical of the area.
Deviations: lot area, lot depth

8. Case: P07-064 Preliminary Major Site Plan
Applicant: Joseph Clemente
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 226-228 Pine Street
Block: 2050 Lot: T
Zone: Morris Canal Redevelopment Plan
Description: Two new attached two-family homes with parking on undersized lots.

9. Case: P07-102 Preliminary Major Site Plan
Applicant: Elizabeth, Joseph & Margarate Tokoly
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 159 Pine Street
Block: 2045 Lot: G
Zone: Morris Canal Redevelopment Plan
Description: Rear addition to existing single-family home

10. Case: P07-092 Minor Site Plan with "c" variances
Applicant: Fleet Street 5 LLC
Review Planner: Kristin Russell
Attorney: Eugene O'Connell
Address: 102 Fleet Street
Block: 567 Lot: 52.A
Zone: R-1 one and two-family residential
Description: Rear addition to an existing 6-family structure.
Variances: expansion of a non-conforming structure, rear yard setback

11. Case: P06-139.1 Preliminary Site Plan Amendment
Applicant: MEPT Urban Renewal LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Maryann Bucci-Carter
Address: Journal Square (Bergen & Sip)
Block:: 1866 Lots: B3, B4, C1, 16, 17A, 18A,19, 20, 25H, 25J
Zone: Journal Square Redevelopment Plan
Description: Alter the podium and tower heights, change the facade material, design and tower orientation
Deviation: Sidewalk Width

12. Case: P03-114 Final Site Plan
Applicant: Liberty Harbor North, Inc.
Attorney: Francis Schiller, Esq.
Review Planner: Maryann Bucci-Carter
Address: 333 Grand Street (entire Phase I Area)
Block: 60.02 Lots: 14, 24
60.03 Lots: 16,8
60.04 Lots: 19
60.09 Lots: 1
60.10 Lots: 1
60.11 Lots: 1
Zone: Liberty Harbor North Redevelopment Plan
Description: Final Conformance review for Phase I

13. 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
Carried to October 2, 2007 regular meeting aty request of applicant..

- 14.. 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
Carried to October 2, 2007 regular meeting aty request of applicant.

15. 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
Carried to October 2, 2007 regular meeting aty request of applicant.

16. 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
Carried to October 2, 2007 regular meeting aty request of applicant.

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