

**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, February 5, 2008 at **5:30 p.m.** in the **14<sup>th</sup> Floor Conference Room at 30 Montgomery St.,** Jersey City, New Jersey. **Parking is Available on Christopher Columbus Drive**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business
  
7. Case: P06-047.1 Amended Preliminary Major Site Plan  
Applicant: C-Line Community Outreach Services, Inc.  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 120-122 Monticello Ave.  
Block: 1927 Lot: 35 & 37  
Zone: Monticello Avenue Redevelopment Plan  
Description: Amendment to a 3-story mixed-use building with six residential units and a daycare facility. Changes include a reduction in commercial (daycare) floor area, expansion of commercial space to include second floor, and a change in the bedroom breakdown. Original approval granted November 13, 2006.
  
8. Case: P06-122 Preliminary & Final Major Site Plan  
Applicant: Linda Hockstein  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 275 Pacific Ave.  
Block: 2043 Lot: 18  
Zone: Morris Canal Redevelopment Plan  
Description: New two-family home
  
9. Case: P02-043.1 Final Major Site Plan  
Applicant: Community Housing In Partnership, Inc.  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 16-22 Manning Avenue  
Block: 2057 Lot: 19, 20, 21, 22  
Zone: Morris Canal Redevelopment Plan  
Description: Four new two-family homes. Preliminary approval was granted on April
  
10. Case: P07-153 Preliminary Site Plan w/ Deviation  
Applicant: S/K Thomas McGovern Associates  
Attorney: Nancy Skidmore, Esq.  
Review Planner: Maryann Bucci-Carter  
Address: Thomas McGovern Dr.  
Block: 2154.3 Lot: 65  
Zone: Liberty Harbor Redevelopment Plan  
Description: 87,168 sf. Industrial building  
Deviation: Minimum Lot Size
  
11. Case: P08-003 Minor Subdivision  
Applicant: WA Residential Urban Renewal Company, LLC  
Attorney: Nevins McAnn, Esq..  
Review Planner: Maryann Bucci-Carter  
Address: 100 Caven Point Rd.  
Block: 1497 Lot: 28-29  
Zone: Liberty Harbor Redevelopment Plan  
Description: Separate the Golf course lot from residential lot
  
12. Case: P07-143 Minor Site Plan  
Applicant: Metro PCS New York, LLC  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 251-253 Beacon Avenue  
Block: 694.A Lot: M.4  
Zone: R-1 One and Two Family Housing  
Description: Cellular Phone Antennas  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008**
  
13. Case: P07-141 Minor Site Plan  
Applicant: Metro PCS New York, LLC  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 35 Journal Square  
Block: 1859 Lot: 15.C  
Zone: CBD Central Business District  
Description: Cellular Phone Antennas  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008**
  
14. Case: P07-121 Minor Site Plan  
Applicant: Metro PCS New York, LLC  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 136 Manhattan Avenue  
Block: 853 Lot: 35  
Zone: R-1 One and Two Family Housing  
Description: Cellular Phone Antennas  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008**

15. Case: P07-122 Minor Site Plan  
Applicant: Metro PCS New York, LLC  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 1855 Kennedy Blvd.  
Block: 1278.5 Lot: G.3  
Zone: R-2 Multifamily Attached Housing  
Description: Cellular Phone Antennas  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008**
16. Case: P07-124 Minor Site Plan  
Applicant: Metro PCS New York, LLC  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 49 Waverly Street  
Block: 706 Lot: 42  
Zone: R-1 One and Two Family Housing  
Description: Cellular Phone Antennas  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008**
17. Case: P07-115 Minor Site Plan  
Applicant: Metro PCS New York, LLC  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 2474 Kennedy Blvd.  
Block: 1816 Lot: 1  
Zone: R-3 Multifamily Mid-Rise  
Description: Cellular Phone Antennas  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008**
18. Case: P07-151 Minor Site Plan with 'c' variances  
Applicant: Metro PCS New York, LLC  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 563 and 555<sup>th</sup> Central Avenue  
Block: 809 Lot: 5.A and 8.A  
Zone: R-1 One and Two Family Housing  
Description: Cellular Phone Antennas  
Variance: Minimum Building Height for Rooftop Equipment.  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008**
19. Case: P07-123 Minor Site Plan with 'c' variances  
Applicant: Metro PCS New York, LLC  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 1 Canal Street  
Block: 60.04 Lot: G.3  
Zone: Liberty Harbour North Redevelopment Plan  
Description: Cellular Phone Antennas  
Variance: Distance to Historic District  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008**
20. Case: P07-142 Minor Site Plan with 'c' variances  
Applicant: Nextel of New York, Inc.  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 190 Baldwin Avenue  
Block: 1879 Lot: 1.A, 2.A  
Zone: OR Office/Residential  
Description: Cellular Phone Antennas  
Variance: Minimum Building Height for Rooftop Equipment.  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008  
Carried to the February 26<sup>th</sup>, 2008 meeting.**
21. Case: P07-112 Minor Site Plan with 'c' variances  
Applicant: Nextel Communications Inc  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 136 Summit Avenue  
Block: 1917 Lot: 8.E, 9.A, 10.A  
Zone: R-1 One and Two Family Housing  
Description: Cellular Phone Antennas  
Variance: Minimum Building Height for Rooftop Equipment.  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008  
Carried to the February 26<sup>th</sup>, 2008 meeting.**
22. Case: P07-149 Minor Site Plan with 'c' variances  
Applicant: Nextel of New York, Inc.  
Attorney: Dean Stamos.  
Review Planner: Jeffrey Wenger  
Address: 712-716 Ocean Avenue  
Block: 1999 Lot: 6  
Zone: R-1 One and Two Family Housing  
Description: Cellular Phone Antennas  
Variance: Minimum Building Height for Rooftop Equipment.  
**Remark: Recommended for approval by the Planning Board Subcommittee on January 11<sup>th</sup>, 2008  
Carried to the February 26<sup>th</sup>, 2008 meeting.**

25. Executive Session, as needed, to discuss litigation, personnel or other matters  
26. Adjournment

**MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD**