

**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, April 22, 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. Section 31 Review (M.L.U.L., Section 31 40:55 D-31). Renovations to Hamilton Park, 25 W. Hamilton Place.
  
8. Cases: P06-128 Minor Subdivision  
Applicant: Harry C. Persaud  
Attorney: Ronald Shaljian  
Review Planner: Jeffrey Wenger  
Address: 183 Pine Street  
Block: 2045 Lot: 5, 6  
Zone: Morris Canal Redevelopment Plan  
Description: Subdivision of a 50 by 100 lot into two 25 by 100 lots.
  
9. Cases: P08-045 Preliminary Major Site Plan  
Applicant: Harry C. Persaud  
Attorney: Ronald Shaljian  
Review Planner: Jeffrey Wenger  
Address: 183 Pine Street  
Block: 2045 Lot: 5, 6  
Zone: Morris Canal Redevelopment Plan  
Description: Construction of two new two-family homes.
  
8. Cases: P04-106 1-year extension to Prelim. & Final Major Site Plan  
Applicant: Lori Raymond  
Attorney: Vincent D'Elia  
Review Planner: Kristin Russell  
Address: 829 Bergen Ave.  
Block: 1836.5 Lot: 37  
Zone: CBD, Central Business District  
Description: New 9-story residential building with 30 units and 23 internal parking spaces. Existing undersized lot. Originally approved February 28, 2006.  
Variances: lot area, lot width, front yard, driveway width, parking stall size, parking aisle width
  
9. Case: P06-170 Minor Subdivision with "c" variances  
Applicant: Eriberto Ramon  
Attorney: Jon Campbell  
Review Planner: Kristin Russell  
Address: 192-194 Freeman Avenue  
Block: 1654 Lot: 10.B  
Zone: R-1 One and Two Family Housing  
Description: Subdivision of existing oversized lot with one home into two lots for one new two-family home. New lot will be undersized, with existing shallow depth.  
Variances: lot area, lot depth, rear yard, lot width, side yard  
**Carried from April 8, 2008**
  
10. Case: P08-005 Preliminary Major Site Plan with deviations  
Applicant: David DePierro  
Attorney: Anthony Colasanti  
Review Planner: Kristin Russell  
Address: 325 Palisade Avenue  
Block: 733 Lot: A.2  
Zone: 325 Palisade Ave. Redevelopment Plan  
Description: Adaptive reuse of existing 37,893sf building to house 21 residential units and 14 garaged parking spaces.  
Deviations: parking, parking aisle width  
**Carried from April 8, 2008**

11. Case: P07-144 Preliminary & Final Major Site Plan with “c” variances  
Applicant: Ratan Jersey City LLC  
Attorney: Nevins McCann  
Review Planner: Kristin Russell  
Address: 707 Tonnele Avenue  
Block: 982 Lot: 17 through 32  
Zone: HC – Highway Commercial  
Description: New 46,006sf hotel with 87 parking spaces  
Variances: setbacks, parking, loading
  
12. Case: P07-103 Minor Subdivision with “c” variances  
Applicant: Stella MacIach  
Attorney: Lonny Hirsch  
Review Planner: Kristin Russell  
Address: 179-181 Beacon Avenue  
Block: 576 Lot: 10.99  
Zone: R-1 One and Two Family Housing  
Description: Subdivision of existing oversized lot of 4,167sf with two homes into two individual lots(one for each building) of 2,073sf and 2,094sf.  
Variances: lot area, lot depth
  
13. Case: P08-007 Preliminary & Final Major Site Plan with “c” variances  
Applicant: Archdiocese of Newark Catholic Cemeteries  
Attorney: Donald Miceli  
Review Planner: Kristin Russell  
Address: 823 West Side Avenue  
Block: 1638 Lot: 1.99  
Zone: C/Cemetery  
Description: New 22,307 sf mausoleum  
Variances: setback, height
  
14. Certification of Artists as recommended by the Jersey City Artist Certification Board
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

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