

**0JERSEY 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, May 27, 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: P06-154 Administrative Amendment - Minor Site Plan w/ "c" variances  
Applicant: Jersey City Episcopal CDC  
Attorney: pro se  
Review Planner: Kristin Russell  
Address: 155-157 Bergen Avenue  
Block: 1284.5 Lot: 7.B & 7.C  
Zone: R-3, Multi-family Housing  
Description: New 8-unit multifamily structure with four on-site parking spaces. Originally approved February 6, 2007. Minor changes to ramp and rear wall, façade material,  
Variances: lot area, lot width, lot coverage, front yard (all previously approved)
  
8. Case: P06-082.1 Amended Preliminary and Final Major Site Plan  
Applicant: Richard Pronti  
Attorney: pro se  
Review Planner: Kristin Russell  
Address: 249 Halladay St.  
Block: 2042 Lot: W  
Zone: Morris Canal Redevelopment Plan  
Description: New two-family home, originally approved 2/27/07. Façade changes proposed.
  
9. Case: P07-098 Preliminary and Final Major Site Plan with "c" variances  
Applicant: Daylight Transport  
Attorney: Roy Breslow  
Review Planner: Kristin Russell  
Address: 591-595 Tonnele Avenue  
Block: 979 Lot: 6.A, A.PL  
Zone: HC – Highway Commercial  
Description: Parking lot construction on industrial site for use by existing building  
Variances: lot coverage
  
10. Case: P08-024 Minor Site Plan  
Applicant: Omnipoint Communications Inc.  
Attorney: James Pryor  
Review Planner: Jeff Wenger  
Address: 430 Danforth Avenue  
Block: 1271.5 Lot: A.2  
Zone: Highway Commercial  
Description: Addition of cellular phone antennas to existing rooftop pole structure.
  
11. Case: P06-101.1 Preliminary Site Plan Amendment with "c" variances  
Applicant: Second Street Waterfront Partners, LLC & JCRA  
Attorney: Charles Harrington, III Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 2 Second Street  
Block: 15 Lot: 30, 32  
77 57, 99, 59  
Zone: Hudson Exchange Redevelopment Plan  
Description: Shift building 5 feet to the East, façade and landscaping changes  
Deviations: Setback (previously granted)

**Planning Board meeting Agenda**

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13. Case: P08-055 Preliminary & Final Site Plan Interim Use Sales Center  
Applicant: Second Street Waterfront Partners, LLC  
Attorney: Charles Harrington, III Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 80 First Street & 246 Greene Street (triangle @ the Powerhouse)  
Block: 77 Lots: 57.99,59  
Zone: Hudson Exchange Redevelopment Plan  
Description: Sales Center for 2 Second Street building
  
14. Case: P00-116.1 Final Major Site Plan  
Applicant: Vector Urban Renewal Associated, ! LP  
Attorney: James J. Burke, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 328-342 Washington Blvd.  
Block: 75 Lot: PL1, 152, 153  
Zone: Exchange Place North Redevelopment Plan  
Description: Compliance Review Phase I
  
15. Case: P02-099.2 Preliminary Major Site Plan amendment  
Applicant: WA Residential Urban Renewal Company, LLC  
Attorney: W. Nevins McCann, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 100 Caven Point Avenue  
Block: 1497 Lot: 33, 34, 35, (aka 28, 29)  
Zone: Liberty Harbor Redevelopment Plan  
Description: Changes to the Townhouse portion of the Site Plan altering height, design, placement and unit count to 41
  
16. Review and discussion of the proposed amendments to the Jersey Avenue Park Redevelopment Plan. Formal action may be taken.  
**Carried from May 21, 2008 meeting.**
  
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**