

**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 **Wednesday**, October 22, 2008 at **5:30 p.m.** in the **14th 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. Review of Journal Square Study Area as an "Area in need of Rehabilitation" Report. Formal action to recommend Adoption by the city council.

8. Section 31 Review (M.L.U.L., Section 31 40:55 D-31). Lafayette Park Pool Complex at 395 Johnston Avenue.

9. Review and discussion of the proposed Monticello Avenue Extension Study Area as an "Area in Need of Redevelopment" and the incorporation of the Study Area into the Monticello Avenue Redevelopment Plan. Formal action may be taken.

10. Case: P06-037 1-year extension -Preliminary & Final Site Plan w/
variances
Applicant: JSQR D-6 Developments, Inc.
Review Planner: Kristin Russell
Attorney: Bart Quentzel
Address: 50 Journal Square
Block: 1863 Lot: N.23
Zone: CBD, Central Business District
Description: Rehabilitation and conversion of an existing building into a mixed use building with seven residential units and 3,373sf of restaurant space on the ground floor. Penthouse expansion. Façade improvements. Original approval August 22, 2006.
Variances: height, parking

11. Case: P08-021 Minor Site Plan with "c" variances
Applicant: 61 Erie Street Assoc., LLC
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 61 Erie St.
Block: 278 Lot: 5.A
Zone: H – Historic, Harsimus Cove
Description: Rehabilitation and addition to existing mixed-use building with 6 residential units and ground floor commercial space.

12. Case: P02-107 Final Major Site Plan
Applicant: Erie Tenth Urban Renewal LLC
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 234 Tenth St.
Block: 286 Lot: 21
Zone: Jersey Ave. Redevelopment Plan
Description: Final site plan for 58-unit mixed-use building with 3,400sf retail and 65 on-site garaged parking spaces. Preliminary approval was granted on November 12, 2002.

13. Case: P08-069 Minor Site Plan
Applicant: Business Only Broadband
Review Planner: Jeffrey Wenger
Attorney: Richard Schneider
Address: 101 Hudson Street
Block: 38 Lot: 1.A
Zone: Exchange Place Redevelopment Plan Area
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.

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14. Case: P08-040 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 500 Manila Avenue
Block: 215 Lot: A
Zone: Luis Munoz Marin Redevelopment Plan Area
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
15. Case: P08-008 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 111 Storms Avenue
Block: 1908 Lot: 84
Zone: Neighborhood Commercial
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
16. Case: P08-010 Minor Site Plan with 'c' variance
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 615 Palisade Avenue
Block: 796 Lot: 138
Zone: R-1
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
17. Case: P08-075 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 3388 Kennedy Blvd.
Block: 861 Lot: 1F.1T
Zone: R-1
Description: Roof top 1 telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
18. Case: P08-038 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 50 Columbus Drive
Block: 138 Lot: 1
Zone: Exchange Place North Redevelopment Plan
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
19. Case: P08-015 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 888 Newark Avenue
Block: 613.A Lot: L.1
Zone: Industrial
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
20. Case: P08-018 Minor Site Plan with 'c' variance
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 96 Bergen Avenue
Block: 1327 Lot: C.8
Zone: R-3
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.

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21. Case: P08-051 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 15 Wilkinson Avenue
Block: 1480 Lot: E.6
Zone: R-1
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
22. Case: P08-026 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 550 Newark Avenue
Block: 528.5 Lot: 85.101
Zone: R-1
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
23. Case: P08-042 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 94 Union Avenue
Block: 1962.1 Lot: 1
Zone: Jackson Avenue Redevelopment Plan
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
24. Case: P08-014 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 215-223 Coles Street
Block: 361 Lot: M.2
Zone: Jersey Avenue Tenth Street Redevelopment Plan
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
25. Case: P08-043 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 425 Ocean Avenue
Block: 1333 Lot: 4
Zone: R-1
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
26. Case: P08-012 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 201-203 Claremont Avenue
Block: 1985 Lot: 12.A
Zone: R-1
Description: Roof top telecommunications equipment
Reviewed and recommended for approval by the Planning Board Subcommittee.
27. Certification of Artists as recommended by the Jersey City Artist Certification Board
28. Memorialization of Resolutions
29. Executive Session, as needed, to discuss litigation, personnel or other matters
30. Adjournment

