

**JERSEY CITY PLANNING BOARD**  
**PUBLIC NOTICE**  
**REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of January 23, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
- 5.. Old Business:
  - Case: P05-124 Administrative Amendment
  - Applicant: Renee S. Najm/Angelo Amato
  - Attorney: pro se
  - Address: 488 Central Avenue & 243 Cambridge Avenue
  - Block: 791 Lots: 295.A & 295.B
  - Zone: N/C Neighborhood Commercial & R-1 Residential
  - Description: Amendment to original approval granted on June 27, 2006. Changes involve a regrading correction in the rear yards resulting in what will appear to be a lower building.
  - Decision: Approved**
- 5a. Reconsidered the Proposed Amendments to the Jersey City Land Development Ordinance amending chapter 345, article V, creating the R-1A Zone to include the Greenville portion previously omitted.  
**Recommended.**
6. New Business
7. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on Public Safety Communications Center at Bishop Street & Cornelison Avenue. **Carried to regular meeting of February 6, 2007.**
8. Review and discussion of proposed Amendments to the Vacant Buildings Redevelopment Plan. Formal Action may be taken.  
**Approved and recommended to City Council for Adoption.**
- 9.. Review and discussion of proposed amendments to the Ocean Bayview Redevelopment Plan. Formal action may be taken.  
**Approved and recommended to City Council for Adoption.**
10. Review and discussion of proposed amendments to the Turnkey Redevelopment Plan. Formal action may be taken.  
**Approved and recommended to City Council for Adoption..**
11. Case: P06-030.1 Preliminary Major Site Plan Amendment  
Applicant: Newport Associates Development Company  
Attorney: Charles Harrington  
Address: 110 River Drive  
Block: 20 Lot: 3.15, 3.16  
Zone: Newport Redevelopment Plan  
Description: Amendment to original approval granted April 18, 2006. Changes are a reduction in units from 363 to 358, increase in footprint for expanded retail space, internal layout changes, reduction in open space, minimal height increase, and minor facade changes.  
**Decision: Approved with conditions.**
12. Case: P06-043 Preliminary and Final Site Plan with "c" variances  
Applicant: Old & New LLC  
Attorney: Charles Harrington  
Address: 93 Montgomery St.  
Block: 102 Lot: 61  
Zone: H - Paulus Hook Historic District  
Description: Rehabilitation of existing building to a 7-story structure with 8 residential units and 1,578sf of ground floor commercial.  
Variances: Lot area, lot width, side yard, rear yard, building coverage, lot coverage  
**Decision: Approved with conditions.**
13. Case: P05-151 Preliminary Major Site Plan with Deviations  
Applicant: NAMS Developers Inc.  
Attorney: Charles Harrington  
Address: 18 MLK Drive  
Block: 1357 Lot: 125.A  
Zone: MLK Drive Redevelopment Plan  
Description: New two-family home on existing oversized lot.  
Deviations: Lot Coverage  
**Decision: Approved with conditions.**
14. Case: P04-080 Minor Subdivision with "c" variances  
Applicant: NAMS Developers Inc.  
Attorney: Charles Harrington  
Address: 763-765 Ocean Avenue  
Block: 1972 Lot: 50.E & 50.F  
Zone: R-1, One and Two Family Housing  
Description: Re-subdivision of two lots into two more closely conforming lots of 2,268 sf each for the future construction of two new two-family homes.  
Deviations: Lot Area, Lot Depth  
**Decision: Approved with conditions.**

15. Case: P06-077 Preliminary Major Site Plan  
Applicant: Americo Conceiao  
Attorney: Charles Harrington  
Address: 381 Communipaw Ave.  
Block: 2042 Lot: 4  
Zone: Morris Canal Redevelopment Plan  
Description: New multi-family building with six residential units and 876sf ground floor retail  
**Decision: Approved with conditions .**
16. Case: P06-176 Preliminary & Final Major Site Plan with “c” variances  
Applicant: 310 Second St., LLC  
Attorney: Charles Harrington  
Address: 310 Second St.  
Block: 314 Lot: 15  
Zone: R-1 One and Two Family Housing  
Description: rear addition to an existing four unit residential building  
Variances: expansion of a non-conforming structure, height  
**Decision: Approved with conditions.**
17. Case: P06-158 (fka Z05-031) Amended Preliminary & Final Major Site Plan  
Applicant: Forrest Senior Apartments Urban Renewal LP  
Attorney: Eugene O’Connell  
Address: 376-382 Bergen Ave.  
Block: 1977 Lot: A.3  
Zone: Greenvilla Redevelopment Plan  
Description: Amendment to application originally approved February 16, 2006 for 43-unit senior housing. Amendment includes floor plan and building footprint changes, facade change from brick to brick veneer, and other minor facade changes.  
**Decision: Approved with conditions.**
18. Case: P03-029.3 Amended preliminary & Final Major Site Plan  
Applicant: New Jersey City Affordable Housing LLC  
Attorney: Eugene O’Connell  
Address: 340 Bergen Ave.  
Block: 1980 Lot: 1.01  
Zone: Greenvilla Redevelopment Plan  
Description: Amendment to preliminary major site plan, originally approved 11/9/04, amended 9/27/05. Changes involve project phasing and final approval for Phase I.  
**Decision: Approved.**
19. Review and discussion of proposed amendments to the Morris Canal Redevelopment Plan. Formal action may be taken. **Tabled to February 13, 2007 regular Planning Board meeting.**
20. Review and discussion of proposed amendments to the Liberty Harbor North Redevelopment Plan. Formal action may be taken. **Approved and recommended to City Council for Adoption.**
22. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14<sup>th</sup> fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Adopting the Re-examination Report and proposed amendments to the Jersey City Master Plan and Jersey City Land Development Ordinance.
  - (2) Resolution of the Planning Board of the City of Jersey City Approving Two(2) Year Extension of Preliminary Site Plan # P02-119 submitted by Newport Associates Dev. Corp ( 45 Fourteenth St.).
  - (3) Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary and Final Site Plan with Deviations #P04-201. Submitted by Sims Hugo Neu East (1 Linden Avenue).
  - (4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with “c” Variances # P06-039 submitted by 110 Hoboken Ave. Dev. , LLC. (137-139 Hoboken Avenue)
  - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Subdivision # P06-061 submitted by 110 Hoboken Ave. Dev.,LLC (137-139 Hoboken Avenue)
  - (6) Resolution of the Planning Board of the City of Jersey City Approving Preliminary major Site Plan with Deviation 3 P06-038 submitted by 110 Hoboken Ave.,Dev., LLC (110 Hoboken Avenue)
23. Executive Session
24. Adjournment

**MICHAEL RYAN, CHAIRMAN, PLANNING BOARD**