

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

Please take notice the Planning Board took the following action at the Regular Meeting of February 6, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Memorialization of Resolutions
6. Old Business:
7. New Business
  
8. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on Public Safety Communications Center at Bishop Street & Cornelison Avenue.  
**Recommended with condition.**
  
9. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on Metro Field House at 179 West Side Avenue.  
**Recommended.**
  
10. Case: P06-082 Preliminary Major Site Plan with deviation  
Applicant: Richard Pronti  
Attorney: Robert Brescia  
Address: 249 Halladay St.  
Block: 2042 Lot: W  
Zone: Morris Canal Redevelopment Plan  
Description: New two-family dwelling on conforming lot.  
Deviations: front yard  
**Carried to February 27, 2007.**
  
11. Case: P06-152 Minor Subdivision  
Applicant: Pamrapo Development LLC  
Attorney: Allen Washington  
Address: 40-42 Pamrapo Ave.  
Block: 1379 Lot: 21  
Zone: R-1 ,One and Two Family Housing  
  
Description: Subdivision of existing oversized vacant lot into two new lots of 2,844sf each for two new two-family homes.  
**Decision: Approved with conditions.**
  
12. Case: P06-154 Minor Site Plan with “c” variances  
Applicant: Jersey City Episcopal Community Development Corp.  
Attorney: Eugene O’Connell  
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.  
Variances: lot area, lot width, lot coverage, front yard  
**Decision: Approved with conditions.**
  
13. Case: P01-035 Final Major Site Plan Phase I  
Applicant: South Shore Urban Renewal Company  
Attorney: Charles Harrington  
Address: 20 Newport Parkway  
Block: 20 Lot: 3.11, 3.12, 3.13, 5.20, 5.21, 5.22  
Zone: Newport Redevelopment Plan  
Description: Original Site Plan approval was granted on November 9, 2004 and amended April 18, 2006 and August 8, 2006. Phase I currently before the Board is for the 8-story base/15-story South Tower only, which consists of 217 dwelling units and 542 parking spaces.  
**Decision: Approved with condition.**
  
14. Case: P06-167 Preliminary & Final Major Site Plan with “c” variances  
Applicant: Hari Foundation  
Attorney: Charles Harrington  
Address: 292-294 Newark Avenue & 334-336 Third St.  
Block: 387 Lot: 12, 13, 37, 38, 39  
Zone: NC - Neighborhood Commercial  
Description: New 5 story mixed-use structure with 30 residential units and 7,505sf of retail space and 30 on-site garaged parking spaces.  
Variances: coverage, retail parking, rear yard, aisle width  
**Decision: Approved with condition.**

15. Case: P06-173 Preliminary & Final Major Subdivision  
Applicant: Liberty Harbor Holdings, Inc  
Attorney: Francis Schiller, Esq.  
Address: 299 Morris Boulevard  
Blocks: 60.17, 60.18, 60.19 Lot:  
Zone: Liberty Harbor North Redevelopment Plan Area  
Description: Creation of the Phase II Street Grid, including the creation of new streets, development blocks and associated utility improvements.  
**Decision: Approved with conditions.**
16. Case: P06-174 Preliminary Major Site Plan with deviations  
Applicant: Liberty Harbor Holdings, Inc  
Attorney: Francis Schiller, Esq.  
Address: 299 Morris Blvd..  
Blocks: 60.17, 60.18, 60.19 Lot: All  
Zone: Liberty Harbor North Redevelopment Plan Area  
Description: Construction of 6 M -Class buildings, streets and Central park, totaling 870 DU and 978 parking spaces  
Deviations: (1)partial parking garage exposure, (2) exceeding maximum parking for retail uses, (3)min. attic setback, (4) additional streets, (5)min. townhouse depth on garage wrapper, (6) varying unit count per block.  
**Decision: Approved with conditions.**
17. 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 Approving Minor Subdivision # P06-096 submitted by Annand Mohammed (26-28 Linden Avenue).
  - (2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P06-077 submitted by Americo Conceiao (381 Communipaw Avenue).
  - (3) Resolution of the Planning Board of the City of Jersey City Denying Minor Subdivision with "c" variances # P06-106 submitted by Joseph Guanlao (273 Columbia Avenue).
  - (4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "c"Variances # P06-043 submitted by Old & New, LLC (93 Montgomery Street).
  - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan Amendment # P06-030.1 (110 River Drive - The Aquablu).
  - (6) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with "c"variances # P06-176 submitted by 310 Second Street, LLC ( 310 Second St).
  - (7) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"Variances # P04-080 submitted by Nams Developers, Inc. (763-765 Ocean Avenue).
  - (8) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c"Variances # P06-097 submitted by Annand Mohammed (26-28 Linden Avenue).
  - (9) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"Variances \$ P06-059 submitted by Rolando Yanbao (103-105 Jefferson Avenue).
  - (10) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c"Variances # P06-121 submitted by Ravi Sharma ( 112 Cottage Street).
  - (11) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with a Deviation # P05-151 submitted By Nams Developers (18 MLK Drive).
18. Executive Session
19. Adjournment

**MICHAEL RYAN, CHAIRMAN, PLANNING BOARD**