

JERSEY CITY PLANNING BOARD

PUBLIC NOTICE REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of February 27, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
- 5.. Old Business: .
6. New Business

7. Review and discussion of proposed Amendments to the Hackensack River Edge Redevelopment Plan. Formal Action may be taken.
Approved and recommended to City Council for Adoption.

8. Review and discussion of proposed Amendments to the Martin Luther King Drive Redevelopment Plan. Formal Action may be taken.
Approved and recommended to City Council for Adoption.

9. Case: P07-023 Preliminary & Final Major Subdivision
Applicant: Franklin Development Group LLC
Attorney: Oswin Hadley
Address: 268-282 MLK Drive
Block: 1307 Lot: A, B.2, B.1, 5, 6.A, 7.A, 8
Zone: MLK Drive Redevelopment Plan , Neighborhood Commercial Subdistrict
Description: Re-subdivision of 7 existing lot into 8 lots
Decision: Approved.

10. Case: P07-027 Preliminary Major Site Plan
Applicant: Franklin Development Group LLC
Attorney: Oswin Hadley
Address: 268-282 MLK Drive
Block: 1307 Lot: A, B.2, B.1, 5, 6.A, 7.A, 8
Zone: MLK Drive Redevelopment Plan , Neighborhood Commercial Subdistrict
Description: Construction of 8 new single-family town homes
Decision: Approved with conditions.

11. Case: P07-005 Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Address: 2 Shore Lane
Block: 20 Lot: 3.13 (fka 3.06)
Zone: Newport Redevelopment Area
Description: New 7-story mixed-use building with 48 residential units and 16,646sf of ground floor retail space.
Decision: Approved with conditions.

12. 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
Decision: Approved with conditions.

13. Case: P06-056 Minor Subdivision with “c” variances
Applicant: 350 Randolph, LLC
Attorney: Jon Campbell
Address: 254-256 Randolph Ave.
Block: 1966 Lot: 6.a
Zone: R-1 residential
Description: Subdivision of existing oversized lot into four new lots ranging from 2,794sf to 3,175sf. One lot retains an existing building.
Variances: lot width (three lots)
Decision: Approved.
14. Case: P06-057 Preliminary & Final Major Site Plan
Applicant: 350 Randolph, LLC
Attorney: Jon Campbell
Address: 254-256 Randolph Ave.
Block: 1966 Lot: 6.a
Zone: R-1 residential
Description: Three new two-family homes.
Decision: Approved with conditions.
15. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
- (1) Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan # P06-158 submitted by Forrest Senior Apartments Urban Renewal, L.P. (376-382 Bergen Avenue).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Site Plan with “c”Variances # P06-167 submitted by Hari Foundation (334-336 Third Street and 292-294 Newark Avenue).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary and Final Major site Plan # P03-028.3 submitted by New Jersey Affordable Housing, LLC (326, 328,330,332,334 and 340 Bergen Avenue).
 - (4) Resolution of the Planning Board of the City of Jersey City approving Minor Subdivision with “c”variances # P06-040 submitted by 322 summit, LLC. (322-324 Summit Avenue).
 - (5) Resolution of the Planning board of the city of Jersey City Approving Final Major Site Plan # P01-035 (Phase II) submitted by Newport Associates Development Co. (20 Newport Pkwy.).
 - (6) Resolution of the Planning Board of the city of Jersey City Approving Minor Subdivision with “c”Variances # P06-152 submitted by Pamrapo Development, LLC (40-42 Pamrapo Avenue).
 - (7) Resolution of the Planning Board of the City of Jersey City Approving a Report Determining the Jones and Sip Study Area to be an Area in need of Redevelopment and Recommending Adoption by the City Council.
16. Executive Session
17. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD