

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

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

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

7. Section 31 Review (M.L.U.L. Section 40:55D-31)for recommendations for the Mary McLeod Parking Lot at MLK Drive and Dwight Street presented by the JCRA.
Recommended with condition.

- 8.. Case: P05-145 Reaffirmation of Minor Subdivision with 'c' variances
Applicant: Nams Developers Inc.
Attorney: Charles Harrington
Address:79-79A Clinton Ave
Block: 1953 Lot: E.1
Zone: R-1 One and Two Family Housing
Description: Subdivision of one oversized 5,762 sf lot into two new lots (2,850 sf and 2,912 sf) for the future construction of two new two-family homes. Originally approved on July 25, 2006.
Variances: lot width, lot area
Decision: Approved.

9. Case: P03-179 Reaffirmation of Minor Subdivision with 'c' variances
Applicant: Sharma, LLC
Attorney: Charles Harrington
Address:6 - 8 Front Street
Block: 1880 Lots: 1 & 2
Zone: OR, Office/Residential
Description: Subdivision of one lot into two lots for construction new three family home on one lot
Variances: Lot size, lot width, front yard, rear yard and side yard setbacks, minimum bldg. height requirement
Decision: Approved.

10. Case: P07-029 Preliminary Major Site Plan
Applicant: Jersey City Housing Authority
Attorney: Jon Campbell
Address:Ocean Avenue & Dwight St. East
Block: 1471.A Lot: 1-4
Block: 1471.D Lot: 5, 6
Zone: Ocean Bayview Redevelopment Plan
Description: New 4-story multi-family residential building for senior citizens. 27 units and 9 parking spaces on a 18,145sf lot.
Decision: Approved.

11. Case: P07- 028 Preliminary Major Site Plan
Applicant: Jersey City Housing Authority
Attorney: Jon Campbell
Address:Ocean Avenue & Dwight St. West
Block: 1324 Lot: 25.A, 26 through 33
Zone: Turnkey Redevelopment Plan
Description: New 4-story multi-family residential building for senior citizens. 32 units and 10 parking spaces on a 18,492sf lot.
Decision: Approved.

12. Case: P06-153 Minor Subdivision with "c" variances
Applicant: Nerendra Bhatt & Rekha N. Bhatt
Attorney: Robert Weinberg
Address:52-54 Wallis Avenue
Block: 1615 Lot: 95
Zone: R-1 One- and Two- Family Housing
Description: Subdivision of existing oversized lot into two new undersized lots of 2,000sf each for new attached two-family homes.
Variances: Lot area, lot width
Decision: Approved with conditions.

13. Case: P06-156 Minor Site Plan with "c" variances
Applicant: Nerendra Bhatt & Rekha N. Bhatt
Attorney: Robert Weinberg
Address:52-54 Wallis Avenue
Block: 1615 Lot: 95
Zone: R-1 One- and Two- Family Housing
Description: Two new attached two-family homes on undersized lots.
Variances: Side yard (52 Wallis)
Decision: Approved with conditions.

14. Case: P07-044 Preliminary & Final Major Subdivision
Applicant: Housing Authority of the City of Jersey City
Attorney: Ron Shaljian
Address:332-340 Duncan Avenue
Block: 1651 Lot: 2.01, 2.02, 3.02 (fka 1, 4, 5, 6, 7, 8)
Zone: R-3 Multi-Family Mid-Rise
Description: Subdivision of 6 lots to remain as 6 lots with minor shifts to lot lines.
Decision: Approved.

15. Case: P06-070.1 Amended Preliminary & Final Major Site Plan with “c” variances
Applicant: Housing Authority of the City of Jersey City
Attorney: Ron Shaljian
Address: 332-340 Duncan Avenue
Block: 1651 Lot: 2.01, 2.02, 3.02 (fka 1, 4, 5, 6, 7, 8)
Zone: R-3 Multi-Family Mid-Rise
Description: Amendment to three multi-family buildings (total of 78 units) originally approved July 25, 2006. Changes include a reduction in the total number of units, minor floor plan, facade, and landscaping changes, a reduction in the number of parking spaces (still conforming), and changes to yard setback and coverage limits.
Variances: rear yard setback
Decision: Approved with conditions.
16. Case: P06-141 Preliminary Major Site Plan
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Address: 220 Pine Street
Block: 2050 Lot: 7
Zone: Morris Canal Redevelopment Plan
Description: New two-family home on conforming 2,500sf lot.
Decision: Approved with conditions.
17. Case: P04-079 Minor Subdivision with “c” variances
Applicant: Nams Developers, Inc.
Attorney: Charles Harrington
Address: 26-28 Clinton Ave.
Block: 1940 Lot: 1
Zone: R-1, One and Two Family Housing
Description: two new two-family homes on slightly irregularly shaped lots of 2,573sf and 2,645sf.
Variances: lot depth, front yard, rear yard
Decision: Approved with conditions.
18. Case: P06-179 Preliminary Major Site Plan
Applicant: Demi-Skye Lofts
Attorney: Charles Harrington
Address: 364 Louis Munoz Marin Blvd.
Block: 172 Lot: E
Zone: Powerhouse Arts Redevelopment Plan Area
Description: New mixed-use building with 20 dwelling units and ground floor gallery space & retail/retail space.
Deviation: Parking, Maximum Lot Coverage
Carried to April 10, 2007 regular meeting.
19. Case: P07-011 Preliminary & Final Major Site Plan with “c” variances
Applicant: Elletano Properties LLC
Attorney: Jon Campbell
Address: 56 Tuers Avenue
Block: 1894 Lot: 35.A
Zone: R-1 One and Two Family Housing
Description: Addition to existing 3- family home, creating no increase in units.
Variances: Expansion of a non-conforming structure, height
Decision: Approved with conditions.
20. Case: P06-162 Minor Subdivision with “c” variances
Applicant: KS Developers LLC
Attorney: Hugh McGuire
Address: 52-54 Randolph Ave.
Block: 2015 Lot: A.4
Zone: R-1 One and Two-Family Housing
Description: two new two-family homes on undersized lots
Variances: lot area, lot depth, front yard, rear yard
Carry to April 10, 2007
21. 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 Prel/Final Major Site Plan with “c” variances # P06-076 submitted by Timothy Sullivan on behalf of Owners (565 Jersey Avenue).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Major Site Plan # P06-147 submitted by Abdul Majeed (363 Wayne Street).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P06-094 submitted by 319 Grant Ave. Associates, LLC (319-323 Grant Ave.)
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P07-005 submitted by Newport Associates Development Co. (2 Shore Lane - Site 2D, NE Quadrant).
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviation # P06-082 submitted by Richard Pronti (249 Halladay Street).
 - (6) Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Major Site Plan # P06-057 submitted by 350 Randolph LLC (254-256 Randolph Ave.)
 - (7) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c” variances # P06-056 submitted by 350 Randolph LLC (254-256 Randolph Ave.).
 - (8) Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Major Site Plan # P06-160 submitted by Yad Bhatti (201 Halladay Street).
22. Executive Session
23. Adjournment