

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

Please take notice the Planning Board took the following action at the Regular Meeting of June 26, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business:
7. Renewal of Contractual Services for Board Attorney. **Awarded.**
8. Renewal of Contractual Services for Stenographer. **Awarded.**
  
9. Case: P06-151 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Marc Donnelly  
Review Planner: Kristin Russell  
Attorney: pro se  
Address: 306-310 Newark Avenue  
Block: 387 Lot: 1  
Zone: NC - Neighborhood Commercial  
Description: New multi-family building with 6-units, 3 parking spaces, and 1,310 sf of office and retail space  
Variances: parking  
**Decision: Approved with conditions.**
  
10. Case: P07-033 Minor Subdivision with "c" variances  
Applicant: ALT Investments Inc.  
Review Planner: Kristin Russell  
Attorney: Charles Harrington  
Address: 431 Bramhall Ave.  
Block: 1966 Lot: 21  
Zone: R-1 One and Two-family Housing  
Description: Subdivision of existing oversized lot into two new lots, one conforming and the second undersized at 2,449sf.  
Variances: lot area ,lot depth  
**Carried to July 10, 2007 regular meeting.**
  
11. Case: P06-100 Minor Subdivision with "c" variances  
Applicant: Aydin Atakent  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 139-141 Ege Avenue  
Block: 1787 Lot: B.1  
Zone: R-1 One and Two-family Housing  
Description: Subdivision of existing oversized lot into two new irregularly shaped lots of 2,100 sf and 1,912 sf.for the construction of two new two-family homes  
Variances: lot area ,lot depth, rear yard, building height  
**Decision: Approved with conditions.**
  
12. Case: P06-150 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Central View Estates, LLC  
Review Planner: Kristin Russell  
Attorney: Charles Harrington  
Address: 147-151 Academy St.  
Block: 1884.5 Lot: 26E, S1  
Zone: O/R - Office Residential  
Description: New multi-family building with 12 residential units and 4 garaged parking spaces on a pre-existing undersized parcel of 4,579 sf.  
Variances: lot area, lot width, lot depth, rear yard, side yard, building coverage, lot coverage  
**Decision: Approved with conditions.**
  
13. Case: P07-026 Minor Site Plan with "c" variances  
Applicant: Nkay Properties, LLC  
Review Planner: Jeff Wenger  
Attorney: Jon Campbell  
Address: 14 Mercer Street  
Block: 202 Lot: T  
Zone: H - Historic  
Description: Construction of new 3-family house.  
Variances: Lot depth and rear yard.  
**Decision: Approved with conditions.**
  
14. Case: P07-054 Preliminary Major Site Plan with deviations  
Applicant: LEN Developers LLC  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 302-306 Palisade Ave.  
Block: 722.A Lot: 8.A, 8.B, 9.A, 10  
Zone: 325 Palisade Ave. Redevelopment Plan  
Description: New multi-family building with 13 residential units and 13 garaged parking spaces on 23,140 sf lot.  
Deviations: front yard, garage grade, height, floor-to-ceiling height, parking stall size  
**Decision: Approved with conditions.**

**Planning Board Meeting Agenda**

**June 26, 2007**

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15. Case: P07-012 Minor Subdivision  
Applicant: 190-192 Arlington Ave., LLC  
Review Planner: Kristin Russell  
Attorney: Richard Campisano  
Address: 190-192 Arlington Ave.  
Block: 2009 Lot: 19  
Zone: R-1 One and Two-family Housing  
Description: Subdivision of existing oversized lot into two new conforming 3,125 sf each for the construction of two new two-family homes  
**Decision: Approved wit conditions.**
16. Case: P04-179.1 Site Plan Amendment  
Applicant: Baldwin Asset Assoc. Urban Renewal Co., LLC & The Criterion Urban Renewal Co. LLC  
Review Planner: Kristin Russell  
Attorney: Eugene Paolino  
Address: Montgomery St. & Baldwin Ave.  
Block: 1899 Lot: 32  
1915 Lot: 25  
Zone: Medical Center Redevelopment Plan  
Description: Banner signage not previously approved with site plan application  
**Decision; Approved with condition.**
17. Case: P02-044.1 Final Site Plan w/Preliminary Site Plan Amendment | |  
Applicant: PKG Associates, Inc.  
Review Planner: Maryann Bucci-Carter  
Attorney: W. Nevins McCann, Esq.  
Address: 303 Warren Street  
Block: 138 Lot: T  
Zone Exchange Place North Redevelopment Plan  
Description: Up-grading of materials for sidewalk and arcade area, elimination of the Surface Parking and low rise office portions of the preliminary proposal and as built review for the residential and garage remainder.  
**Decision: Approved with conditions.**
18. Case: P05-179.1 Final Site Plan Phase I  
Applicant: Baldwin Asset Assoc. Urban Renewal Co.,LLC & Rialto-Capital Renewal Co.LLC  
Review Planner: Maryann Bucci-Carter  
Attorney: Eugene Paolino  
Address: Montgomery St. & Baldwin Ave.  
Block: 1899 Lot: 23, 24, 25, 26, 27, Part of 31, 32 & 33  
1915 Lot: 25  
Zone: Medical Center Redevelopment Plan  
Description: Final as built review for the two buildings, temporary valet parking location, driveway, pedestrian and utility infrastructure.  
**Decision: Approved with conditions.**
19. Case: P05-152.1 Preliminary Site Plan Amendment | |  
Applicant: K. Hovnanian @ 77 Hudson Street Urban Renewal Co, LLC/North Jersey Acquisitions, LLC  
Review Planner: Maryann Bucci-Carter  
Attorney: Eugene Paolino  
Address: 77 Hudson Street.  
Block: 36 Lot: 40 Formally 1A  
Zone: Colgate Redevelopment Plan  
Description: Garage facade material change and increase in amenity space  
**Decision: Approved with conditions.**
20. 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 Preliminary Site Plan # P07-035 submitted by The Ideal Supply Co. (453 and 437 Communipaw Ave).
  - (2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan # P06-168 with “c” Variances submitted by Jwala Ma Montgomery, LLC (646 Montgomery Street.)
  - (3) Resolution of the Planning Board of the City of Jersey City Approving Proposed Route #440 South Study Area as an “Area in need of Redevelopment” as amended and recommended to City Council for Adoption.
  - (4) Resolution of the Planning Board of the City of Jersey City Authorizing and Approving Appointment of Legal Counsel for the Fiscal Year 2008.
  - (5) Resolution of the Planning Board of the City of Jersey City authorizing an Agreement for Legal Services with John F. Hamill for the period beginning on July 1, 2007 to June 30, 2008.
  - (6) Resolution of the Planning Board of the City of Jersey City Awarding a contract for Stenographic Services to Precision Reporting for fiscal Year 2008.
  - (7) Resolution of the Planning Board of the City of Jersey City authorizing an Agreement with Precision Reporting Stenographic Services beginning on July 1, 2007 to June 30, 2008.
21. Executive Session  
22. Adjournment

**MICHAEL RYAN, CHAIRMAN, PLANNING BOARD**