

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

Please take notice the Planning Board took the following action at the Regular Meeting of July 10, 2007:

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

Case: P05-125/ Z03-026 Extension of Preliminary/Final Site Plan
Applicant: 126-142 Morgan St. Urban Renewal
Review Planner: Claire Davis
Attorney: James McCann
Address: 126-142 Morgan Street
Block: 140 Lot: A.1, B.1
Zone: Powerhouse Arts District Redevelopment Plan
Description: Original Approval was granted on June 14, 2004. A one year extension was granted April 18, 2006, however, due to delays from NJDEP, additional testing must be performed on site. An additional one year extension is being requested to accommodate this delay.

Decision: Approved.

7. New Business:
8. Section 31 Review (M.L.U.L. Section 40:55D-31) for Firehouse rehabilitation at 2 Bergen Avenue. **Recommended.**

9. Case: P04-205 Administrative Amendment
Applicant: Yahia M. Faraq and Mohamed F. Benmansour
Review Planner: Kristin Russell
Attorney: Robert Weinberg
Address: 150-152 Randolph Ave.
Block: 2002 Lot: 2A
Zone: R-1, One and Two Family Housing
Description: Subdivision of oversized lot into two conforming lots for development of two, two-family homes. Originally approved April 12, 2005. Modifications to rear elevation are a result of incorrect site plan topography at time of approval.

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.

Variations: lot area ,lot depth

Decision: Approved with conditions.

11. Case: P07-052 Minor Subdivision with "c" variances
Applicant: San Arsenio Realty Company LLC
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 30-32 South St.
Block: 786 Lot: A
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new slightly shallow undersized lots of 2,313 sf each for the construction of two new two-family homes.

Variations: lot depth, lot area, side yard

Decision: Approved with conditions.

12. Case: P06-102 Preliminary Major Site Plan
Applicant: Max Molino
Review Planner: Jeffrey Wenger
Attorney: Sean Connelly
Address: 78 MLK Drive
Block: 1343 Lot: 24
Zone: MLK Drive Redevelopment Plan, Neighborhood Shopping District
Description: Construction of new 5 story, 8 unit building with ground floor retail.
Decision: Approved with conditions.
13. 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 and Final Site Plan with “c”Variances # P06-150 submitted by Central View Estates, LLC. (147-151 Academy Street)
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary and Final Major Site Plan # P02-044.2 submitted by PKG Associates, LLC (303 Warren Street (n/k/a 50 Christopher.Columbus Drive)
 - (3)Resolution of the Planning Board of the City of Jersey City Approving Amended Minor Subdivision # P07-035 submitted by MLK Drive Urban Renewal, LLC (412-418 MLK Drive)
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Final Amended Site Plan # P03-056.1 submitted by MLK Drive Urban Renewal, LLC (412-418 MLK Drive
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with “c”variance # P06-151 submitted by Marc Donnelly (306-310 Newark Ave).
 - (6) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P07-025 submitted by Orlando Bru (85-87 Bostwick Avenue).
 - (7) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviations # P07-054 submitted by Len Developers, LLC (302-306 Palisade Ave)
 - (8) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c”Variances # P06-100 submitted by Aydin Atakent (139-141 Ege Ave.)
 - (9)Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with “c”Variances # P07-026 submitted by Nkay Properties, LLC (14 Mercer Street)
 - (10) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with “c”Variance # P06-137 submitted by Bahmani Ma Bergen LLC (81 Old Bergen Road)
 - (11) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Subdivision with “c” Variance # P06-136 submitted by Brahmani Ma Bergen, LLC (81 Old Bergen Road)
 - (12) Resolution of the Planning Board of the City of Jersey City Approving Amended Final Subdivision # P07-058 submitted by Baldwin Asset Associates Urban Renewal Company, LLC; Rialto-Capital Urban Renewal Company, LLC; Orpheum Urban Renewal Company, LLC; Paramount Urban Renewal Company, LLC(Montgomery Street & Baldwin Ave.)
 - (13) Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan-Phase I # P05-179.1 submitted by Baldwin Asset Assoc. Urban Renewal Co., LLC & Rialto-Capital Renewal Co.,LLC (Montgomery Street & Baldwin Ave.)
14. Adjournment