

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

Please take notice the Planning Board took the following action at the Regular Meeting of August 14, 2007:

1. Call to Order
 2. Sunshine Announcement
 3. Roll Call
 4. Correspondence
 5. Old Business
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- A. Case: P06-018 Administrative Site Plan Amendment
Applicant: Rose Garden Monaco, LLC
Attorney: Charles Harrington, Esq.
Review Planner: Maryann Bucci-Carter
Address: 455 Washington Blvd..
Block: 15 Lot: 26
Zone: Hudson Exchange Redevelopment Plan
Description: Revised grading, landscaping, floor to ceiling height, unit bedroom-mix and an adjustment to material location on the garage facade.
Decision: Approved.

 - B. Case: P05-129 One Year Extension
Applicant: Nicholas Zampetti
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 51 Pearsall Avenue (222, 224, 226 Garfield Avenue)
Block: 1434 Lot: A.1
Zone: R1, One and Two Family Housing
Description: one year extension to November 29, 2008 for Preliminary/Final Site Plan with "c"variances originally approved 10/25/05 to construct six condominium units in a townhouse style with two condo units totaling 3,988 sf on each of three new lots
Decision: Approved.

 - C. Case: P07-105 Minor Site Plan Site Plan
Applicant: Bobby Perillo
Review Planner: Maryann Bucci-Carter
Attorney: Pro-se
Address: 2 Second Street (Plaza 10 @ Harbor side)
Block: 15 Lot: 48
Zone: Hudson Exchange
Description: Signage for first floor café
Decision: Approved.

 - D. Case: P04-176.1 Preliminary Site Plan Amendment with deviations
Applicant: Who Land Development, LLC
Review Planner: Maryann Bucci-Carter
Attorney: None
Address: 376 Marin Blvd./160 - 1st Street / 171 - 2nd Street
Block: 173 Lot: B,C,E,F,J126A, 127
Zone: Powerhouse Arts Redevelopment Plan
Description: Revision to Parking levels and layout
Deviations: No change to deviations previously granted.
Decision: Approved with conditions.
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6. Case: P05-113 Final Major Site Plan
Applicant: 389 Monmouth Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 449-453 Monmouth St.
Block: 389.1 Lot: 50
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Adjourned to September 25, 2007 Regular Meeting.

 7. Case: P05-115 Final Major Site Plan
Applicant: 317 Jersey Avenue LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 621-627 Jersey Avenue
Block: 317 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Adjourned to September 25, 2007 Regular Meeting.

 8. Case: P05-117 Final Major Site Plan
Applicant: 280 Erie Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 626 Jersey Ave.
Block: 280 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Adjourned to September 25, 2007 Regular Meeting.

 9. Case: P05-119 Final Major Site Plan
Applicant: 354 Coles Street LLC
Attorney: Carmine Alampi
Review Planner: Kristin Russell
Address: 99-105 Coles St.
Block: 354 Lot: 50.A
Zone: R-1, One and Two Family Housing
Description: 16 new two-family homes
Adjourned to September 25, 2007 Regular Meeting.

10. Case: P06-169 Preliminary Site Plan with deviations
Applicant: Statue of Liberty Harbor North Redevelopment, LLC
Review Planner: Maryann Bucci-Carter
Attorney: Jack Arseneault, Esq.
Address: Luis Munoz Marin Blvd.
Block: 60.26 Lot: 1
Zone: Liberty Harbor North Redevelopment Plan
Description: 470 Residential units, 3,680 sf Retail, 321,366 sf. Hotel, 204,754sf. Parking for 723 parking spaces, improvement
Deviations: Increase in parking spaces, hotel drop-off cut into sidewalk, front yard setback percentage, lack of Facade articulation, and materials
Decision: Approved with conditions.
11. Case: P07-090 Preliminary Major Site Plan
Applicant: Fred Martin Apartments Urban Renewal LP
Review Planner: Jeff Wenger
Attorney: Eugene O'Connell
Address: 194-212 MLK Drive
Block: 1319 Lots: A.1 - A.3, A.7 - A.9, 57.A, 58.A, 59, 60
Zone: MLK Drive Redevelopment Plan Area
Description: New four-story, 39 unit affordable housing building with retail and 39 parking spaces
Decision: Approved with conditions.
12. Case: P07-050 Minor Subdivision with "c" variances
Applicant: Dimple Shah & Alpha Shah
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 131-133 Webster Ave.
Block: 746 Lot: 253 & 254
Zone: R-1, One and Two Family Housing
Description: Subdivision of oversized lot into two new slightly undersized lots of 2,443 and 2,448sf for the construction of two new two-family homes.
Variances: lot area (both), lot depth (both), garage door width, garage dimensions
Carried to October 2, 2007 Regular Meeting.
13. Case: P07-074 Preliminary & Final Major Site Plan with "c" variances
Applicant: D. Marino & R. Kelly, Bernard Constr., and CHG Partners LLC
Review Planner: Kristin Russell
Attorney: George Garcia
Address: 733-737 Newark Ave. & 60-70 Cottage St.
Block: 588 Lot: X1, 26-28, V.2, 52A, 53, 54
Zone: NC - Neighborhood Commercial and O/R - Office Residential
Description: Expansion of existing Casa Dante restaurant and 60 new residential units fronting both Newark Ave. and Cottage St. Height varies between 5 and 8 stories, with a garage for 74 valet parking spaces.
Variances: rear yard (both zones), building coverage (in O/R), side yard (in O/R), and lot coverage (in O/R)
Decision: Approved with conditions
14. Case: P07-059 Minor Subdivision
Applicant: Clerk Homes, LLC
Review Planner: Jeff Wenger
Attorney: Hugh McGuire
Address: 66-68 Clerk Street
Block: 2013 Lot: 2.A
Zone: R-1, One and Two Family Housing
Description: Subdivision of one lot into two conforming lots.
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 Prel. Major Site Plan # P06-088 submitted by Mecca Rlty .Dev.,LLC (590-600 Grand St., 13-59 Fairmount Ave. & 458-474 Johnston Ave).
 2. Resolution of the Planning Board of the City of Jersey City Approving Prel.Site Plan # P07-027 submitted by Franklin Development Group, LLC (268-282 MLK Drive)
 3. Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Major Subdivision # P07-023 submitted by Franklin Dev. Group, LLC(268--282 MLK Drive.)
 - 4, Resolution of the Planning Board of the city of Jersey City Approving Prel. Major Site Plan with Deviations # P07-077 submitted by AMB Property, LP (291-295 Route 1 & 9).
 5. Resolution of the Planning Board of the City of Jersey City Approving Prel. Site Plan # P06-102 submitted by Max Molina(78 MLK Drive)
 - 6.Resolution of the Planning Board of the City of Jersey City approving Minor subdivision with "c" variances # P07-052 submitted by San Arsenio Rlty Co., LLC (30-32 South St)
 7. Resolution of the Planning Board of the City of Jersey City Approving Prel.Site Plan amendment for Phases I & II and Final site Plan for Phase I # P06-067.1 submitted by Tropicana Manufacturing Co.,Inc (9 Linden Ave East)
 8. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P07-096 submitted by Shuja Shabbir (286 Washington St - Plaza 4A)
16. Adjournment