

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

Please take notice the Planning Board took the following action at the Regular Meeting of September 25, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Street Naming Ceremony Honoring City Planning Director Robert D. Cotter, PP AICP
6. Old Business:

Case: P04-051 1-Year Extension to Preliminary/ Final Site Plan  
Applicant: Magnolia Realty Associates, LLC  
Review Planner: Kristin Russell  
Attorney: Brian Chewcaskie  
Address: 785 West Side Ave.  
Block: 1660 Lot: 445.A & 446.A  
Zone: NC - Neighborhood Commercial  
Description: Construction of a four story building on vacant lot. Ground floor retail and nine residential units above, approved at May 18, 2004 Planning Board meeting and first extension granted May 23, 2006

**Decision: Approved..**

7. New Business

Case: P07-062 Minor Subdivision with deviations  
Applicant: Joseph Clemente  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 226-228 Pine Street  
Block: 2050 Lot: T  
Zone: Morris Canal Redevelopment Plan  
Description: subdivision of existing oversized 4,248 sf lot into two slightly undersized lots of 2,119 sf and 2,129 sf. Deficient lot depth is typical to the area.

Deviations: lot area, lot depth

**Decision: Approved with conditions.**

8. Case: P07-064 Preliminary Major Site Plan  
Applicant: Joseph Clemente  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 226-228 Pine Street  
Block: 2050 Lot: T  
Zone: Morris Canal Redevelopment Plan  
Description: Two new attached two-family homes with parking on undersized lots.

**Decision: Approved with conditions.**

9. Case: P07-102 Preliminary Major Site Plan  
Applicant: Elizabeth, Joseph & Margarate Tokoly  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 159 Pine Street  
Block: 2045 Lot: G  
Zone: Morris Canal Redevelopment Plan  
Description: Rear addition to existing single-family home

**Decision: Approved with conditions.**

10. Case: P03-114 Final Site Plan  
Applicant: Liberty Harbor North, Inc.  
Attorney: Francis Schiller, Esq.  
Review Planner: Maryann Bucci-Carter  
Address: 333 Grand Street (entire Phase I Area)  
Block: 60.02 Lots: 14, 24  
60.03 Lots: 16,8  
60.04 Lots: 19  
60.09 Lots: 1  
60.10 Lots: 1  
60.11 Lots: 1

Zone: Liberty Harbor North Redevelopment Plan

Description: Final Conformance review for Phase I

**Decision: Approved with conditions.**

11. Case: P06-139.1 Preliminary Site Plan Amendment  
Applicant: MEPT Urban Renewal LLC  
Attorney: Eugene T. Paolino, Esq.  
Review Planner: Maryann Bucci-Carter  
Address: Journal Square (Bergen & Sip)  
Block: 1866 Lots: B3, B4, C1, 16, 17A, 18A, 19, 20, 25H, 25J  
Zone: Journal Square Redevelopment Plan  
Description: Alter the podium and tower heights, change the facade material, design and tower orientation  
Deviation: Sidewalk Width  
**Carried to October 2, 2007 at request of applicant.**

12. Case: P07-092 Minor Site Plan with “c” variances  
Applicant: Fleet Street 5 LLC  
Review Planner: Kristin Russell  
Attorney: Eugene O’Connell  
Address: 102 Fleet Street  
Block: 567 Lot: 52.A  
Zone: R-1 one and two-family residential  
Description: Rear addition to an existing 6-family structure.  
Variances: expansion of a non-conforming structure, rear yard setback  
**Carried to October 2, 2007 regular meeting..**
13. 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  
**Carried to October 2, 2007 regular meeting at request of applicant..**
- 14.. 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  
**Carried to October 2, 2007 regular meeting at request of applicant.**
15. 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  
**Carried to October 2, 2007 regular meeting at request of applicant.**
16. 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  
**Carried to October 2, 2007 regular meeting at request of applicant.**
17. 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 Minor Subdivision # P07-101 submitted by Newport Associates Development Company (River North - Block 20, Lot 3.15).
  2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Site Plan with “c”variances # P07-014 submitted by Alfonso Carrino (650-654 Montgomery Street).
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P04-025 submitted by NC housing Associates # 200Co. (40 Newport Pkwy-Medical Offices in James Madison)
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P05-077 submitted by 140 Grant Avenue Associates, LLC (18-20 Park Street).
  5. Resolution of the Planning Board of the City of jersey City Approving Preliminary Major Site Plan with Deviations# P07-036 submitted by Ram Re Development, LLC (325 West Side Ave.)
  6. Resolution of the Planning board of the City of Jersey City Approving Preliminary & Final Site Plan # P07-004 submitted by Dos Lunas, LLC ( 513 Central Avenue)
  7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-034 submitted by The Family Collective Day Care Center (453, 459, 463, 465,467 Martin Luther King Drive).
  8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-015 submitted by PkG Associates, LLC ( 50 Christopher Columbus Drive- Columbus Towers - Phase II).
18. Adjournment