

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

Please take notice the Planning Board took the following action at the Regular Meeting of October 2, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
  
- 6.. 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  
**Decision: Approved with conditions.**
  
7. 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. lot area (both), lot depth (both), garage door width, garage dimensions  
Variances:  
**Decision: Approved with conditions.**
  
8. 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  
**Decision: Approved with conditions.**
  
9. 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  
**Decision: Dismissed.**

**Planning Board Meeting Agenda**

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10. 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  
**Decision: Dismissed**
- 11 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  
**Decision: Dismissed**
12. 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  
**Decision: Dismissed**
13. 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 One(1) Year Extension of Preliminary & Final Major Site Plan # P05-042 submitted by Liberty Health Jersey City Medical Ctr.. (355 Grand Street)
  2. Corrective Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan # P02-130 submitted Newport Associates Development Co.(125 Eighteenth Street-Pier One Imports).
  3. Corrective Resolution of the Planning Board of the City of Jersey City Approving Site Plan Amendment # P02-130.1 submitted by Newport Associates Development Co. (125 Eighteenth St.- Phase II Expansion- Linens & Things).
  4. Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan # P02-130 submitted by Newport Associates Development Co.(125 Eighteenth Street - Linens & Things)..
14. Adjournment

**MICHAEL RYAN, CHAIRMAN, PLANNING BOARD**