

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of January 29, 2008.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business
  
7. Case: P05-137 1-Year extension of Preliminary & Final Site Plan  
Applicant: CLG Properties  
Attorney: Stephen Urbanato  
Review Planner: Jeffrey Wenger  
Address: 115-123 Colden Street and 450-452 Grand Street  
Block: 137 Lot: 7A, 8-11, 22-26  
Zone: NC, Neighborhood Commercial, now in the Bates Street Redevelopment Plan  
Description: Construction of new 41 unit residential building with 3,398 SF of retail. Originally approved November 29, 2005.  
**Decision: Approved**
  
8. Case: P06-153 Reaffirmation of Minor Subdivision with "c" variances  
Applicant: Nerendra Bhatt & Rekha N. Bhatt  
Attorney: pro se  
Review Planner: Kristin Russell  
Address: 52-54 Wallis Avenue  
Block: 1615 Lot: 95  
Zone: R-1 One- and Two- Family Housing  
Description: Subdivision of existing oversized lot into two new undersized lots of 2,000sf each for new attached two-family homes. Originally approved March 27, 2007.  
Variances: Lot area, lot width  
**Decision: Approved**
  
9. Case: P03-029.4 Amended Preliminary & Final Major Site Plan Phase I & II  
Applicant: New Jersey City Affordable Housing, LLC  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 340-346 Bergen Avenue  
Block: 1979 Lot: 39, 40, 41  
1980 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29,  
Zone: Greenvilla Redevelopment Plan  
Description: Amendment to single- and multi-family buildings as part of the Bernius Court project. Minor changes to details of project, including elimination of green roof and modified porches. Original approvals were granted November 9, 2004 and amended September 27, 2005 and January 23, 2007.  
**Decision: Approved with conditions**
  
10. Case: P05-108 Final Major Site Plan  
Applicant: Mushroom Development, LLC  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 321-323 First St.  
Block: 348 Lot: 24, 25, 26  
Zone: Village Redevelopment Plan  
Description: Three new single-family homes. Preliminary Major Site Plan approved on February 28, 2006.  
**Decision: Approved with conditions**
  
11. Case: P07-158 Preliminary Major Site Plan with Deviations  
Applicant: Franklin Development Group, LLC  
Attorney: Oswin Hadley  
Review Planner: Jeffrey Wenger  
Address: 1201-1217 Summit Avenue  
Block: 897 Lot: 6B, 99, 7, 1B, 5A, 4A, 3A, 2A, 1A, B2, B3, A3, A2  
Zone: Summit Avenue Redevelopment Plan  
Description: Construction of new 45 unit residential building and 2,332 square feet of retail on the ground floor.  
Deviations: Number of stories, excess parking, parking elevation and screening.  
**Decision: Approved**

12. Case: P07-157 Preliminary Major Site Plan  
Applicant: Athena Bldg Urban Renewal , LLC  
Attorney: Angela M. Gurrera  
Review Planner: Maryann Bucci-Carter  
Address: 110 First Street  
Block: 109 Lot: W.A  
Zone: Powerhouse Arts Redevelopment Plan  
Description: Construction of a 452 dwelling unit residential high rise containing 343 parking spaces and 13, 970sf. of retail  
**Decision: Approved with conditions.**
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 Preliminary & Final Major Site Plan with “c” variances # P07-107 submitted by Hemakiron, LLC, (544-546 West Side Avenue).
  2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with “c” variances # P07-146 submitted by Dwayne Gilyard (349 Arlington Avenue).
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan # P03-090 submitted by Islamic Circle of North America (180 Ege Avenue).
  4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan with “c” variances # P07-074 submitted by Don Marino, Robert Kelly, Bernard Construction and CHG Partners, LLC (733-737 Newark Avenue and 60- 70 Cottage Street).
  5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with “c” variances # P07-119 submitted by Mike Garcia ( 345 4<sup>th</sup> Street)
14. Executive Session, as needed to discuss litigation, personnel or other matters.
15. Adjournment MICHAEL RYAN, CHAIRMAN, PLANNING BOARD