

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of February 5, 2008.

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

7. Case: P06-047.1 Amended Preliminary Major Site Plan
Applicant: C-Line Community Outreach Services, Inc.
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 120-122 Monticello Ave.
Block: 1927 Lot: 35 & 37
Zone: Monticello Avenue Redevelopment Plan
Description: Amendment to a 3-story mixed-use building with six residential units and a daycare facility. Changes include a reduction in commercial (daycare) floor area, expansion of commercial space to include second floor, and a change in the bedroom breakdown. Original approval granted November 13, 2006.
Decision: Approved with conditions.

8. Case: P06-122 Preliminary & Final Major Site Plan
Applicant: Linda Hockstein
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 275 Pacific Ave.
Block: 2043 Lot: 18
Zone: Morris Canal Redevelopment Plan
Description: New two-family home
Decision: Approved with conditions.

9. Case: P02-043.1 Final Major Site Plan
Applicant: Community Housing In Partnership, Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 16-22 Manning Avenue
Block: 2057 Lot: 19, 20, 21, 22
Zone: Morris Canal Redevelopment Plan
Description: Four new two-family homes. Preliminary approval was granted on April
Decision: Approved.

10. Case: P07-153 Preliminary Site Plan w/ Deviation
Applicant: S/K Thomas McGovern Associates
Attorney: Nancy Skidmore, Esq.
Review Planner: Maryann Bucci-Carter
Address: Thomas McGovern Dr.
Block: 2154.3 Lot: 65
Zone: Liberty Harbor Redevelopment Plan
Description: 87,168 sf. Industrial building
Deviation: Minimum Lot Size
Decision: Approved with conditions.

11. Case: P08-003 Minor Subdivision
Applicant: WA Residential Urban Renewal Company, LLC
Attorney: Nevins McAnn, Esq..
Review Planner: Maryann Bucci-Carter
Address: 100 Caven Point Rd.
Block: 1497 Lot: 28-29
Zone: Liberty Harbor Redevelopment Plan
Description: Separate the Golf course lot from residential lot
Decision: Approved.

12. Case: P07-143 Minor Site Plan
Applicant: Metro PCS New York, LLC
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 251-253 Beacon Avenue
Block: 694.A Lot: M.4
Zone: R-1 One and Two Family Housing
Description: Cellular Phone Antennas
Decision: Approved.

13. Case: P07-141 Minor Site Plan
Applicant: Metro PCS New York, LLC
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 35 Journal Square
Block: 1859 Lot: 15.C
Zone: CBD Central Business District
Description: Cellular Phone Antennas
Decision: Approved.
14. Case: P07-121 Minor Site Plan
Applicant: Metro PCS New York, LLC
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 136 Manhattan Avenue
Block: 853 Lot: 35
Zone: R-1 One and Two Family Housing
Description: Cellular Phone Antennas
Decision: Approved.
15. Case: P07-122 Minor Site Plan
Applicant: Metro PCS New York, LLC
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 1855 Kennedy Blvd.
Block: 1278.5 Lot: G.3
Zone: R-2 Multifamily Attached Housing
Description: Cellular Phone Antennas
Decision: Approved.
16. Case: P07-124
Minor Site Plan
Applicant: Metro PCS New York, LLC
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 49 Waverly Street
Block: 706 Lot: 42
Zone: R-1 One and Two Family Housing
Description: Cellular Phone Antennas
Decision: Approved.
17. Case: P07-115 Minor Site Plan
Applicant: Metro PCS New York, LLC
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 2474 Kennedy Blvd.
Block: 1816 Lot: 1
Zone: R-3 Multifamily Mid-Rise
Description: Cellular Phone Antennas
Decision: Approved.
18. Case: P07-151 Minor Site Plan with 'c' variances
Applicant: Metro PCS New York, LLC
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 563 and 555 Central Avenue
Block: 809 Lot: 5.A and 8.A
Zone: R-1 One and Two Family Housing
Description: Cellular Phone Antennas
Variance: Minimum Building Height for Rooftop Equipment.
Decision: Approved.
19. Case: P07-123 Minor Site Plan with 'c' variances
Applicant: Metro PCS New York, LLC
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 1 Canal Street
Block: 60.04 Lot: G.3
Zone: Liberty Harbour North Redevelopment Plan
Description: Cellular Phone Antennas
Variance: Distance to Historic District
Decision: Approved.

20. Case: P07-142 Minor Site Plan with 'c' variances
Applicant: Nextel of New York, Inc.
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 190 Baldwin Avenue
Block: 1879 Lot: 1.A, 2.A
Zone: OR Office/Residential
Description: Cellular Phone Antennas
Variance: Minimum Building Height for Rooftop Equipment.
Remark: Recommended for approval by the Planning Board Subcommittee on January 11th, 2008
Carried to the February 26th, 2008 meeting.
21. Case: P07-112 Minor Site Plan with 'c' variances
Applicant: Nextel Communications Inc
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 136 Summit Avenue
Block: 1917 Lot: 8.E, 9.A, 10.A
Zone: R-1 One and Two Family Housing
Description: Cellular Phone Antennas
Variance: Minimum Building Height for Rooftop Equipment.
Remark: Recommended for approval by the Planning Board Subcommittee on January 11th, 2008
Carried to the February 26th, 2008 meeting.
22. Case: P07-149 Minor Site Plan with 'c' variances
Applicant: Nextel of New York, Inc.
Attorney: Dean Stamos.
Review Planner: Jeffrey Wenger
Address: 712-716 Ocean Avenue
Block: 1999 Lot: 6
Zone: R-1 One and Two Family Housing
Description: Cellular Phone Antennas
Variance: Minimum Building Height for Rooftop Equipment.
Remark: Recommended for approval by the Planning Board Subcommittee on January 11th, 2008
Carried to the February 26th, 2008 meeting.
23. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, 14th fl., Suite 400. Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances # P07-051 submitted by Lallman Khoblal (212-214 Freeman Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Reaffirmation of Minor Subdivision with "c" variance # P06-153 submitted by Nerendra Bhatt & Rekha N. Bhatt (52-54 Wallis Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P05-108 submitted by Mushroom Development, LLC (321-323 First Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P08-003 submitted by WA Residential Urban Renewal Co.,LLC (100 Caven Point Road).
 5. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Major Site Plan # P03-029.4 (Phase I and II) submitted by NJ Affordable Housing, LLC (2,4,1,3,5,7,6-8 Bernius Court and 324-326-328-330, 334, 340 Bergen Avenue – Block: 1979 – Lots 39,40,41 and Block 1980 – Lots 18 thru 22, 24 thru 29).
24. Executive Session, as needed to discuss litigation, personnel or other matters.
25. Adjournment