

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

Please take notice the Planning Board took the following action at the Regular Meeting of March 25, 2008.

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

(1) Resolution of the Planning Board of the City of Jersey City Administratively Approving a formal release of bond requirement for Preliminary and Final Major Subdivision , Case # P02-008 submitted by New Liberty Residential Urban Renewal company, LLC (Caven Point Road – Block 1494, Lots: 1.e,2.q,2.r,2.s,2.v,Pl.b,2.01,2.02; Block 1500, Lots 5 & 22)

6. New Business

7. Case: P07-044 Reaffirmation of Preliminary & Final Major Subdivision
Applicant: Housing Authority of the City of Jersey City
Attorney: Ron Shaljian
Address: 332-340 Duncan Avenue
Block: 1651 Lot: 1, 4, 5, 6, 7, 8
Zone: R-3 Multi-Family Mid-Rise
Description: Subdivision of 6 lots to remain as 6 lots with minor shifts to lot lines.

Originally

approved March 27, 2007.

Decision: Approved

8. Section 31 Review (M.L.U.L., Section 31 40:55 D-31) New “Culinary Arts Plaza” park at corner of Sip Avenue and Newkirk Street. **Recommended.**
9. Section 31 Review (M.L.U.L., Section 31 40:55 D-31) Renovations to Bayside Park at 480 Garfield Avenue. **Recommended with condition.**
10. Review and Discussion of A Report Concerning the Determination of the Proposed Hopkins & Central Avenues Study Area as “An Area in Need of Redevelopment”. Formal action may be taken
Approved and recommended to City Council for Adoption
11. Review and Discussion of the Proposed Hopkins & Central Avenues Redevelopment Plan. Formal action may be taken.
Approved and recommended to City Council for Adoption

12. Case: P07-097 Minor Subdivision
Applicant: Portofino Tower Urban Renewal
Attorney: Robert Verdibello
Review Planner: Kristin Russell
Address: 65 Second St.
Block: 15 Lot: 44 & 45
Zone: Hudson Exchange Redevelopment Plan
Description: Subdivision of lot with Portofino to separate building lot from street lot
Decision : Approved with condition.

13. Case: P06-135 Preliminary Major Site Plan
Applicant: Subhash Kapoor
Attorney: pro se
Review Planner: Jeff Wenger
Address: 235 Monticello Avenue
Block: 1908 Lot: 9A
Zone: Monticello Avenue Redevelopment Plan
Description: New five-family building with ground floor retail.
Decision: Carried. No date certain.

14. Case: P08-029 Preliminary Major Site Plan with Deviations
Applicant: Community Outreach Team, Inc.
Attorney: William Munday
Review Planner: Jeff Wenger
Address: 9-21 MLK Drive, 30-32 McAdoo Avenue, 127-131 Warner Avenue
Block: 1356 Lots: 15,16A, 17B, 18B, 107A, 108A, 109B, 110B, 111A, 112A, A5
Block: 1357 Lots: 114, 113A
Zone: MLK Drive Redevelopment Plan
Description: New 10 story, 68 unit, senior housing facility and attached community center.
Deviations: Parking and rear set back.

Planning Board Meeting Agenda**March 25, 2008****Page 2**

15. Case: P08-027 Preliminary Major Site Plan with deviations
 Applicant: Morris Canal Redevelopment Area Community Development Corp.
 Attorney: Vincent D'Elia
 Review Planner: Kristin Russell
 Address: 317-319 Pacific Ave.
 Block: 2053 Lot: 7a & 8
 Zone: Morris Canal Redevelopment Plan
 Description: New mixed use building with 8 affordable residential units and a 1,132sf community facility.
 Deviations: ground floor residential, parking
Decision: Approved.
16. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, 14th flr., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving One Year Extension for Preliminary/Final Major Site Plan with "c" variances # P05-132 submitted by John Crowley(165-169 Academy Street)
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with "c" Variances # P07-133 submitted by Classic Builders LLC (416-420 Bergen Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P07-129 submitted by Rodolfos Construction, LLC (19-21 Ravine Ave.– Block 720, Lot 34)
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances # P07-090 submitted by Jogin, Inc. (283 Lembeck Ave/290 Pearsall Ave.)
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c" variances # P07-091 submitted by Jogin, Inc. (283 Lembeck Ave/290 Pearsall Ave.)
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with a Deviation # P05-010 submitted by Doris And Ardley Fuqua (498 Ocean Avenue)
 7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site # P07-136 submitted by 150 Essex Street, LLC (198 Van Vorst Street)
 8. Resolution of the Planning Board of the City of Jersey City Approving Re-Affirmation of Minor subdivision with "c"Variances submitted by Nams Developers, Inc. (26-28 Clinton Avenue)
 9. Resolution of the Planning board of the City of Jersey City Approving Minor subdivision with "c"Variances # P07-132 submitted by Classic Builders, LLC (416-420 Bergen Avenue)
 10. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P04-187 submitted by Communipaw Ave, group, LLC(305 Communipaw Avenue)
17. Executive Session, as needed to discuss litigation, personnel or other matters.
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD