

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of May 27, 2008

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

7. Case: P06-154 Administrative Amendment - Minor Site Plan w/ "c" variances
Applicant: Jersey City Episcopal CDC
Attorney: pro se
Review Planner: Kristin Russell
Address: 155-157 Bergen Avenue
Block: 1284.5 Lot: 7.B & 7.C
Zone: R-3, Multi-family Housing
Description: New 8-unit multifamily structure with four on-site parking spaces. Originally approved February 6, 2007. Minor changes to ramp and rear wall, façade material,
Variances: lot area, lot width, lot coverage, front yard (all previously approved)
Decision: Approved.

8. Case: P06-082.1 Amended Preliminary and Final Major Site Plan
Applicant: Richard Pronti
Attorney: pro se
Review Planner: Kristin Russell
Address: 249 Halladay St.
Block: 2042 Lot: W
Zone: Morris Canal Redevelopment Plan
Description: New two-family home, originally approved 2/27/07. Façade changes proposed.
Decision: Approved with consitions.

9. Case: P07-098 Preliminary and Final Major Site Plan with "c" variances
Applicant: Daylight Transport
Attorney: Roy Breslow
Review Planner: Kristin Russell
Address: 591-595 Tonnele Avenue
Block: 979 Lot: 6.A, A.PL
Zone: HC – Highway Commercial
Description: Parking lot construction on industrial site for use by existing building
Variances: lot coverage
Decision: Approved.

10. Case: P08-024 Minor Site Plan
Applicant: Omnipoint Communications Inc.
Attorney: James Pryor
Review Planner: Jeff Wenger
Address: 430 Danforth Avenue
Block: 1271.5 Lot: A.2
Zone: Highway Commercial
Description: Addition of cellular phone antennas to existing rooftop pole structure.
Decision: Approved with condition.

11. Case: P06-101.1 Preliminary Site Plan Amendment with "c" variances
Applicant: Second Street Waterfront Partners, LLC & JCRA
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 2 Second Street
Block: 15 Lot: 30, 32
77 57, 99, 59
Zone: Hudson Exchange Redevelopment Plan
Description: Shift building 5 feet to the East, façade and landscaping changes
Deviations: Setback (previously granted)
Decision: Approved with conditions.

12. Case: P08-055 Preliminary & Final Site Plan Interim Use Sales Center
Applicant: Second Street Waterfront Partners, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 80 First Street & 246 Greene Street (triangle @ the Powerhouse)
Block: 77 Lots: 57.99,59
Zone: Hudson Exchange Redevelopment Plan
Description: Sales Center for 2 Second Street building
Carried to June 10' 2008 regular meeting. Some testimony taken.

13. Case: P00-116.1 Final Major Site Plan
Applicant: Vector Urban Renewal Associated, ! LP
Attorney: James J. Burke, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 328-342 Washington Blvd.
Block: 75 Lot: PL1, 152, 153
Zone: Exchange Place North Redevelopment Plan
Description: Compliance Review Phase I
- Decision: Approved with conditions.**
14. Case: P02-099.2 Preliminary Major Site Plan amendment
Applicant: WA Residential Urban Renewal Company, LLC
Attorney: W. Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 100 Caven Point Avenue
Block: 1497 Lot: 33, 34, 35, (aka 28, 29)
Zone: Liberty Harbor Redevelopment Plan
Description: Changes to the Townhouse portion of the Site Plan altering height, design, placement and unit count to 41
- Decision: Approved with conditions.**
15. Review and discussion of the proposed amendments to the Jersey Avenue Park Redevelopment Plan. Formal action may be taken
Approved with revisions and recommended to City Council for adoption.
16. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c" variance # P07-123 submitted by MetroPCS New York, LLC (One Canal Street).
 2. Resolution of the Planning board of the City of Jersey City Approving Minor Site Plan with "c" variance # P07-150 submitted by MetroPCS, New York, LLC (555-563 Central Avenue).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor site Plan # P07-115 submitted by MetroPCS, New York, LLC (2474 Kennedy Blvd.).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P07-122 submitted by MetroPCS New York, LLC (1855 Kennedy Blvd.)
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P07-124 submitted by MetroPCS new York, LLC (49 Waverly Street).
 6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P07-121 submitted by MetroPCS New York, LLC (136 Manhattan Avenue).
 7. Resolution of the Planning Board of the City of Jersey City approving Minor site Plan # P07-143 submitted by MetroPCS New York, LLC (251-253 Beacon Avenue).
 8. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P07-141 submitted by Metro PCS New York, LLC (35 Journal Square).
 9. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviations # P06-169 submitted by Statue of Liberty Harbor North Redevelopment Urban Renewal, LLC (Marin Blvd – Block 60.26, Lot 1)
 10. Resolution of the Planning Board of the City of Jersey City Approving final Major site Plan # P00-116.1 submitted by Vector Urban Renewal Assoc.I, LLP/ Vector Urban Renewal Assoc.II, LLP (328-342 Washington Blvd. – West Tower)
 11. Resolution of the Planning Board of the City of Jersey Cit Approving Re-Affirmation of Minor Subdivision with Deviation # P 05-041 submitted by Landmark Healthcare Facilities, LLC (355 Grand Street a/k/a 377 Skinner Memorial Drive).
 12. Resolution of the Planning Board of the City of Jersey City Correcting the Tax Lot Numbers and Street Addresses for A. Harry Moore Hope VI Affordable Housing Project # P07-044 (320-340 Duncan Avenue, Block 1651, Lots 4, 5 & 7).
 13. Resolution of the Planning Board of the City of Jersey City Correcting the Tax Lot Numbers and Street Addresses for the A. Harry Moore Hope VI revitalization (Phase II) Affordable Housing Project # P06-070.1 (320-340 Duncan Avenue – Block 1651, Lots 4, 5, & 7).
 14. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan # P05-042.2 submitted by Landmark Healthcare Facilities, LLC. (355 Grand Street a/k/a Skinner Memorial Drive – Block 60.12 -, Lot 5 & 6 f/k/a Lot 3)
 15. Resolution of the Planning Board of the City of Jersey City approving Preliminary & Final Major Site Plan # P08-022 submitted by Jersey City Medical Center (3565 Grand Street- Block 60.12, Lot 1).
17. Executive Session, as needed to discuss litigation, personnel or other matters.
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD