

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of July 8, 2008

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

7. Case: P04-051 1-Year Extension to Preliminary/ Final Site Plan
Applicant: Magnolia Realty Associates, LLC
Attorney: Brian Chewcaskie
Review Planner: Kristin Russell
Address: 785 West Side Ave.
Block: 1660 Lot: 445.A & 446.A
Zone: NC - Neighborhood Commercial
Description: Construction of a four story building on a currently vacant lot. Ground floor retail and nine residential units above, approved at May 18, 2004 Planning Board meeting and extensions granted May 23, 2006 and September 25, 2007.
Decision: Approved with conditions.

8. Case: P08-006 Minor Subdivision
Applicant: Build 4U Construction Inc.
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 13 Pamrapo Avenue
Block: 1380 Lot: 7
Zone: R-1 one- and two-family housing
Description: Subdivision of 5,687 sf oversized lot into two new lots of 2,843 sf each for two new two-family homes.
Decision: Approved.

9. Case: P04-126.41 Amended Prel/Final Major Site Plan with "c" variances
Applicant: 845 Newark Avenue LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 845-859 Newark Avenue
Block: 590 Lot: 1a, 1b, 1c, 1f, 1g, 1h, 1j
Zone: N/C Neighborhood Commercial
Description: Construction of a new mixed use buildings on a 6,200 sf lot for 12 dwelling units and 4 retail stores. Originally approved March 29, 2005 with an Administrative Amendment on July 11, 2006. Proposed changes include basement elimination, façade changes, and signage.
Variances: sign area
Decision: Approved with conditions

10. Case: P06-117.1 Site Plan Amendment/Deviation
Applicant: Grand LHN II, Urban Renewal LLC
Attorney: Charles Harrington
Review Planner: Maryann Bucci-Carter
Address: 225 Grand Street
Block: 60.06 Lot: 4, 5, 6
Zone: Liberty Harbor North Redevelopment Plan
Description: Amendment for reduction of dwelling units from 349 to 348, façade and setback changes, height variations changed from 8, 16 and 4 stories to 8, 15 and 5 stories.
Deviation: Front yard setback, and front yard setback for “attic” story of five story building.
Decision: Approved with conditions.
11. Review and discussion of proposed 23-25 Duncan Avenue Study Area as an “Area in Need of Redevelopment”. **Approved with comments and recommended to City Council for Adoption.**
12. Review and discussion of proposed 23-25 Duncan Avenue Redevelopment Plan”. **Approved and recommended to City Council for Adoption**
13. Review and discussion of proposed Newark Avenue Downtown Redevelopment Plan. Formal action may be taken.
Carried to August 5th, 2008 regular Planning Board meeting.
- . 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 Amendment to Preliminary Site Plan # P06-094.1 submitted by Grant Avenue 319, LLC (319-321 Grant Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major site Plan Amendment # P02-099.2 submitted by WA Residential Urban Renewal company, LLC (100 Caven Point Road)..
 - 3 .Resolution of the Planning Board of the City of Jersey recommending the Culinary Arts Plaza Park at 141 Sip Avenue by the Hudson County Community college.
 - 4 Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P04-202 submitted by Abdelhamed Amin (306 Johnston Avenue).
14. Executive Session, as needed to discuss litigation, personnel or other matters.
15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD