

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of July 22, 2008

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

7. Case: P08-064 Preliminary Major Site Plan
Applicant: Daily News, LP
Attorney: Peter Scandariato
Review Planner: Jeffrey Wenger
Address: 125 Theodore Conrad Drive
Block: 2154 Lot: 33-39
Zone: Liberty Harbor Redevelopment Plan Area
Description: Expansion of existing printing and distribution facility.
Decision: Approved with conditions.

8. Case: P07-078 Minor Site Plan with "c" variances
Applicant: Arvind & Kalavati Pastagia, Mahesh Gandhi
Attorney: Richard Campisano
Review Planner: Kristin Russell
Address: 34 High Street
Block: 1878 Lot: 12.D
Zone: OR Office Residential
Description: New 3-family home with garaged parking
Variances: Lot area, Lot width, Lot depth, side yard
Decision: Approved with conditions.

9. Case: P07-071 Minor Subdivision with "c" variances
Applicant: Philip Lore
Attorney: Richard Campisano
Review Planner: Kristin Russell
Address: 168 Pearsall Ave.
Block: 1372 Lot: 4.99
Zone: R-1, one- and two-family housing
Description: Subdivision of existing oversized lot into two new undersized lots
Variances: lot area, lot depth, garage dimension, rear yard
Decision: Approved with conditions.

10. Case: P06-119 Preliminary Major Site Plan with Deviation
Applicant: Yubertalinda Velez
Attorney: William Deveau
Review Planner: Kristin Russell
Address: 216.5 Sixth Street
Block: 248 Lot: X
Zone: Grove Street NDP Redevelopment Plan
Description: Rear addition to an existing 3-family building
Deviations: expansion of a non-conforming structure
Decision: Approved with conditions.

11. Case: P08-031 Preliminary Major Site Plan with deviations
Applicant: Jersey City Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 167-169 Monticello Ave.
Block: 1920 Lot: E & 90
Zone: Monticello Avenue Redevelopment Plan
Description: New 3-story multifamily building with 1,255sf of ground floor commercial
Variances: ground floor residential
Carried to August 5, 2008 regular Planning Board meeting.

Planning Board Meeting Agenda

July 22, 2008

Page 2

12. Case: P07-021.1 Amended Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 45 Fourteenth St.
Block: 20 Lot: 3.15, 3.16
Zone: Newport Redevelopment Plan
Description: Originally approved March 13, 2007. New 17-story mixed-use multi-family building with 152 residential units, 5,980sf of ground floor retail, and 110 off-site parking spaces. Changes from original approval include façade changes, unit increase (+6 units), and increase in gross floor area.
Decision: Approved with conditions.
13. Case: P08-065 Preliminary & Final Major Subdivision
Applicant: Jersey City Housing Authority
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: Barbara Place
Block: 2088.1 Lot:
Zone: R-3 Multifamily Residential
Description: Subdivision of large tract into 3 new development parcels, 2 modified lots, and 1 lot to be dedicated as rights-of-way
Decision: Approved .
14. Case: P08-066 Preliminary Major Site Plan
Applicant: Jersey City Housing Authority
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: Barbara Place
Block: 2088.1 Lot:
Zone: R-3 Multifamily Residential
Description: Development of three new lots for a total of 63 rental units (53 affordable) with 51 parking spaces.
Variances: front yard, side yard, lot coverage, parking, streetfront parking lot
Decision: Approved with conditions.

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 Preliminary Major Site Plan with Deviations # P07-145 submitted by 311-315 M.L.K., LLC (Alliance Construction Group, LLC) for 311-315 Martin Luther King Drive.
2. Resolution of the Planning Board of the City of Jersey City Approving Third One Year Extension of Preliminary & Final Site Plan # P04-051 submitted by Magnolia Realty Associates (785 West Side Avenue).
- 3 .Resolution of the Planning Board of the City of Jersey Approving Minor Subdivision with "c" variances # P07-150 submitted by Peter Aceti, Sr. (1629 Kennedy Blvd.).
- 4 Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P08-006 submitted by Build 4 U Construction, Inc. (13 Pamrapo Avenue).
5. Resolution of the Planning Board Approving One Year Extension of Preliminary Site Plan with Deviations # P04-086 submitted by Morgan Point, LLC (Steuben & Morgan Streets)

14. Executive Session, as needed to discuss litigation, personnel or other matters.

15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD