

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of August 20, 2008.

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

7. Case: P06-135 Preliminary Major Site Plan with Deviations
Applicant: Subhash Kapoor
Review Planner: Jeffrey Wenger
Attorney: Pro Se
Address: 235 Monticello Avenue
Block: 1908 Lot: 9A
Zone: Monticello Avenue Redevelopment Plan
Description: Construction of new 4 story 5 unit building with ground floor retail.
Deviations: rear yard.
Decision: Approved with conditions.

8. Case: P08-079 Preliminary and Final Major Site Plan
Applicant: DNA Food Services LLC
Review Planner: Jeffrey Wenger
Attorney: George Garcia
Address: 270 Grand
Block: 234 Lot: C
Zone: Bright Street Redevelopment Plan
Description: Renovation of existing building.
Decision: Approved with conditions.

9. Case: P06-067.1 Final Major Site Plan – Phase II
Applicant: Tropicana Products Inc.
Attorney: Tom O'Connor
Review Planner: Kristin Russell
Address: 9 Linden Avenue E.
Block: 1507 Lot: 16
Zone: Greenville Industrial Redevelopment Plan
Description: Parking lot improvements for the use of warehouse expansion previously approved. Preliminary approval was granted on July 11, 2006 and amended with Final Phase I on July 24, 2007.
Decision: Approved.

10. Case: P07-012 Reaffirmation Minor Subdivision
Applicant: 190-192 Arlington Ave., LLC
Review Planner: Kristin Russell
Attorney: Richard Campisano
Address: 190-192 Arlington Ave.
Block: 2009 Lot: 19
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new conforming 3,125 sf
each for the construction of two new two-family homes. Originally approved June 24, 2007.
Decision: Approved.

11. Case: P05-007 1-Year Extension to Preliminary Major Site Plan
Applicant: The View 2 of Jersey City LLC
Attorney: Nevins McCann
Review Planner: Kristin Russell
Address: 7-33, 35-39 Aetna St.
Block: 2154 Lot: 41S & 41R
Zone: Grand Jersey Redevelopment Plan
Description: Construction of a 14-story mixed use structure, with 189 dwelling units
and 16,265 sf of retail space. Garage with 381 parking spaces. Originally approved April 5, 2005.
Decision: Approved with condition.

12. Case: P05-060 Administrative Amendment
Applicant: Srinath Myneni
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 57 Washburn St.
Block: 529 Lot: 13.B
Zone: O/R Office Residential
Description: New multi-family building, originally approved on January 24, 2006. Façade changes.
Decision: Approved with conditions.

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13. Case: P04-186.1 Amended Prel. & Final Major Site Plan w/ deviation
Applicant: Mike Curry
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 261 Halladay St.
Block: 2042 Lot: 9
Zone: Morris Canal Redevelopment Plan
Description: New 2-family home, originally approved on Oct. 25, 2005
Deviations: front yard setback
Decision: Approved with conditions.
14. Case: P07-154 Minor Subdivision
Applicant: Anthony Torres
Attorney: Lawrence Lofaro
Review Planner: Kristin Russell
Address: 334-336 Seventh St.
Block: 391 Lot: G, H, I, J, K
Zone: R-1 One- and Two-family residential
Description: subdivision of four existing undersized and irregular lots into two new conforming lots for two new two-family homes
Carried to September 9, 2008 regular meeting.
15. Case: P07-155 Minor Site Plan
Applicant: Anthony Torres
Attorney: Lawrence Lofaro
Review Planner: Kristin Russell
Address: 334-336 Seventh St.
Block: 391 Lot: G, H, I, J, K
Zone: R-1 One- and Two-family residential
Description: Two new conforming two-family homes
Carried to September 9, 2008 regular meeting.
16. Case: P07-117 Minor Site Plan with variances
Applicant: Lowe's Home Centers, Inc.
Review Planner: Kristin Russell
Attorney: Nevins McCann
Address: 725 Rt. 440
Block: 1746.5 Lot: H.4
Zone: WPD – Waterfront Planned Development
Description: Additional signage
Variances: number of signs, sign area
Carried to September 9, 2008 regular meeting.
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 Preliminary and Final Site Plan # P08-071 submitted by Jerusalem Temple Holy Pentecostal Church(92 Monticello Avenue).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan # P08-028 submitted by Home Depot USA, Inc. (180 12th Street).
 3. Resolution of the Planning Board of the City of Jersey Approving Preliminary Major Site Plan with Deviations # P07-137 submitted by David DePierro (325 Palisade Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances # P07-071 submitted by Phil Lore (168 Pearsall Avenue).
 5. Resolution of the Planning Board Approving Preliminary & Final Minor Site Plan with "c"variances # P07-078 submitted by Arvind Kalawavati Pastagia, Mahesh Ganhi (34 High St.)
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan Amendment with Deviations # P06-145.1 submitted by Mushroom Development, LLC (17-23 Bates Street, 114-120 Colden Street and 1-13 Brook Street)
 7. Resolution of the Planning Board of the City of Jersey City Approving proposed Newark Avenue Downtown Redevelopment Plan and recommending approval by the Municipal Council.
17. Executive Session, as needed to discuss litigation, personnel or other matters.
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD