

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of September 9, 2008.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business
  
7. Case: P05-032 Re-Affirmation of Minor Subdivision  
Applicant: Ambriola Co. and Liberty View Equities  
Attorney: Robert Verdibello  
Review Planner: Kristin Russell  
Address: 95 and 97 Burma Rd.  
Block: 2154 Lot: 13.C and 67 fka 13B,13C & 18D  
Zone: Liberty Harbor Redevelopment Plan  
Description: Re-Subdivision of three (3) existing lot into two (2) new lots of consisting of 73,462.97 sf and 48,933.39sf respectively.  
Deviations: lot area (reduction of preexisting nonconformity).  
**Decision: Approved with conditions.**
  
8. Case: P08-009 Minor Site Plan with C Variance  
Applicant: Omnipoint Communications, Inc.  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 33-37 & 41 Baldwin Avenue  
Block: 1900 Lot: 21B, 20B, 18C  
Zone: R-1 One and Two-Family Housing  
Description: Cellular phone antennas.  
Variance: Telecommunications equipment on a rooftop less than 60 feet in height.  
**Carried to the September 23<sup>rd</sup> meeting.**
  
9. Case: P08-085 Preliminary Major Site Plan  
Applicant: Franklin Development Group  
Review Planner: Jeffrey Wenger / Bob Cotter  
Attorney: Oswin Hadley  
Address: 23-25 Duncan Avenue  
Block: 1824 Lot: 7DUP.99 and 9  
Zone: 23-25 Duncan Avenue Redevelopment Plan  
Description: Construction of a 24 unit, 5 story residential workforce housing building with 24 parking spaces.  
**Decision: Approved with conditions.**
  
10. 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  
**Decision: Approved with conditions.**
  
11. Case: P02-043 Final Major Site Plan  
Applicant: Community Housing in Partnership, Inc.  
Review Planner: Kristin Russell  
Attorney: Charles Harrington  
Address: 147-155 Lafayette St.  
Block: 2057 Lot: 23 through 27  
Zone: Morris Canal Redevelopment Area  
Description: Five new two-family homes with garage parking. Originally approved on June 11, 2002 and amended on April 20, 2004.  
**Decision: Approved**
  
12. Case: P05-072.2 Preliminary Major Site Plan with deviations  
Applicant: Dinh and Phy Nguyen  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 632-634 Communipaw Ave.  
Block: 1391 Lot: 30  
Zone: Monticello Redevelopment Plan Area  
Description: New 3-story building with 4 residential units and 1656 sf of retail space. 5 parking spaces on-site.  
Deviations: lot depth, rear yard, lot coverage, front yard parking  
**Decision: Approved with conditions.**

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13. Case: P07-106 Preliminary Major Site Plan  
Applicant: Mike Curry  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 257-259 Halladay St.  
Block: 2042 Lot: 10 & 11  
Zone: Morris Canal Redevelopment Area  
Description: Two new two-family homes on conforming lots.  
**Decision: Approved.**
14. Case: P08-072 Preliminary Major Site Plan w/ Deviation  
Applicant: Elizabeth May  
Review Planner: Maryann Bucci-Carter  
Attorney: Charles Harrington, III, Esq.  
Address: 174 First Street  
Block: 173 Lot: D  
Zone: Powerhouse Arts Redevelopment Area  
Description: Construction of a mixed use building containing two live/work units and commercial use on the ground floor.  
Deviations: Parking, Lot Coverage  
**Decision: Approved with conditions.**
15. Case: P08-084 Preliminary Major Site Plan  
Applicant: Elizabeth May  
Review Planner: Maryann Bucci-Carter  
Attorney: Pro-Se  
Address: 502 Washington Blvd. Newport Marina Pier  
Block: 20 Lot: 2.13  
Zone: Newport Redevelopment Plan  
Description: Rehabilitation of the Marina Restaurant with roof top and outdoor seating  
**Decision: Approved.**
16. Case: P08-073 Minor Site Plan Sign  
Applicant: Natasha Mashkench  
Review Planner: Maryann Bucci-Carter  
Attorney: pro-se  
Address: 261 Grand Street  
Block: 60.04 Lot: 19  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Sign for Grand Street tenant space  
**Carried to September 23, 2008 regular meeting.**
17. Case: P08-044 Minor Subdivision  
Applicant: Emanuel Simon  
Review Planner: Kristin Russell  
Attorney: Richard Campisano  
Address: 206 Delaware Ave.  
Block: 1660 Lot: 420A.99  
Zone: R-1 One and Two-Family Housing  
Description: Minor subdivision to split one oversized lot of 5,983 sf into two new conforming lots of 2,500 sf and 3,483 sf for the construction of one new two-family home and one existing home. Construction has commenced.  
**Decision: Approved with conditions.**
18. Case: P08-019 Minor Subdivision  
Applicant: Mario Inoa & Alida Garcia  
Review Planner: Kristin Russell  
Attorney: Robert Verdibello  
Address: 65 Linden Ave.  
Block: 1424.a Lot: 13.99  
Zone: R-1 One and Two-Family Housing  
Description: Subdivision of existing 5,000 sf lot into two conforming 2,500 sf lots.  
Variances: rear yard, curb cut/driveway width  
**Decision: Approved with conditions.**

19. 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  
**Decision: Approved.**
20. 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  
19. two-family homes  
**Decision: Approved with conditions.**
21. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14<sup>th</sup> fl., Suite 1400, Jersey City, NJ:  
**1. Resolution of the Planning Board of the City of Jersey City approving the proposed Extension of the term of the Colgate Redevelopment Plan from 20 to 40 years.**
22. Executive Session, as needed to discuss litigation, personnel or other matters.
23. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD