

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING

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

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business
  
7. Review of Journal Square Study Area as an "Area in need of Rehabilitation" Report. Formal action to recommend Adoption by the City Council. **Withdrawn**
  
8. Section 31 Review (M.L.U.L., Section 31 40:55 D-31). Lafayette Park Pool Complex at 395 Johnston Avenue. **Recommended with amendments.**
  
9. Review and discussion of the proposed Monticello Avenue Extension Study Area as an "Area in Need of Redevelopment" and the incorporation of the Study Area into the Monticello Avenue Redevelopment Plan. Formal action may be taken.  
**Approved and recommended to City Council for Adoption.**
  
10. Case: P06-037 1-year extension -Preliminary & Final Site Plan w/ variances  
Applicant: JSQR D-6 Developments, Inc.  
Review Planner: Kristin Russell  
Attorney: Bart Quentzel  
Address: 50 Journal Square  
Block: 1863 Lot: N.23  
Zone: CBD, Central Business District  
Description: Rehabilitation and conversion of an existing building into a mixed use building with seven residential units and 3,373sf of restaurant space on the ground floor. Penthouse expansion. Façade improvements. Original approval August 22, 2006.  
Variances: height, parking  
**Decision: Approved with condition.**
  
11. Case: P08-021 Minor Site Plan with "c" variances  
Applicant: 61 Erie Street Assoc., LLC  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 61 Erie St.  
Block: 278 Lot: 5.A  
Zone: H – Historic, Harsimus Cove  
Description: Rehabilitation and addition to existing mixed-use building with 6 residential units and ground floor commercial space.  
Variances: height, building coverage, expansion of a non-conforming structure, deck depth  
**Decision: Approved.**
  
12. Case: P02-107 Final Major Site Plan  
Applicant: Erie Tenth Urban Renewal LLC  
Review Planner: Kristin Russell  
Attorney: Jon Campbell  
Address: 234 Tenth St.  
Block: 286 Lot: 21  
Zone: Jersey Ave. Redevelopment Plan  
Description: Final site plan for 58-unit mixed-use building with 3,400sf retail and 65 on-site garaged parking spaces. Preliminary approval was granted on November 12, 2002.  
**Decision: Approved.**
  
13. Case: P08-069 Minor Site Plan  
Applicant: Business Only Broadband  
Review Planner: Jeffrey Wenger  
Attorney: Richard Schneider  
Address: 101 Hudson Street  
Block: 38 Lot: 1.A  
Zone: Exchange Place Redevelopment Plan Area  
Description: Roof top telecommunications equipment  
**Decision: Approved**
  
14. Case: P08-040 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 500 Manila Avenue  
Block: 215 Lot: A  
Zone: Luis Munoz Marin Redevelopment Plan Area  
Description: Roof top telecommunications equipment  
**Decision: Approved**

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15. Case: P08-008 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 111 Storms Avenue  
Block: 1908 Lot: 84  
Zone: Neighborhood Commercial  
Description: Roof top telecommunications equipment  
**Decision: Approved**
16. Case: P08-010 Minor Site Plan with 'c' variance  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 615 Palisade Avenue  
Block: 796 Lot: 138  
Zone: R-1  
Description: Roof top telecommunications equipment  
**Carried to November 5, 2008 regular meeting.**
17. Case: P08-075 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 3388 Kennedy Blvd.  
Block: 861 Lot: 1F.1T  
Zone: R-1  
Description: Roof top 1 telecommunications equipment  
**Decision: Approved**
18. Case: P08-038 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 50 Columbus Drive  
Block: 138 Lot: 1  
Zone: Exchange Place North Redevelopment Plan  
Description: Roof top telecommunications equipment  
**Decision: Approved**
19. Case: P08-015 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 888 Newark Avenue  
Block: 613.A Lot: L.1  
Zone: Industrial  
Description: Roof top telecommunications equipment  
**Decision: Approved**
20. Case: P08-018 Minor Site Plan with 'c' variance  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 96 Bergen Avenue  
Block: 1327 Lot: C.8  
Zone: R-3  
Description: Roof top telecommunications equipment  
**Decision: Approved**
21. Case: P08-051 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 15 Wilkinson Avenue  
Block: 1480 Lot: E.6  
Zone: R-1  
Description: Roof top telecommunications equipment  
**Decision: Approved**
22. Case: P08-026 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 550 Newark Avenue  
Block: 528.5 Lot: 85.101  
Zone: R-1  
Description: Roof top telecommunications equipment  
**Decision: Approved**

23. Case: P08-042 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 94 Union Avenue  
Block: 1962.1 Lot: 1  
Zone: Jackson Avenue Redevelopment Plan  
Description: Roof top telecommunications equipment  
**Decision: Approved**
24. Case: P08-014 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 215-223 Coles Street  
Block: 361 Lot: M.2  
Zone: Jersey Avenue Tenth Street Redevelopment Plan  
Description: Roof top telecommunications equipment  
**Decision: Approved.**
25. Case: P08-043 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 425 Ocean Avenue  
Block: 1333 Lot: 4  
Zone: R-1  
Description: Roof top telecommunications equipment  
**Decision: Approved**
26. Case: P08-012 Minor Site Plan  
Applicant: MetroPCS New York, LLC  
Review Planner: Jeffrey Wenger  
Attorney: Dean Stamos  
Address: 201-203 Claremont Avenue  
Block: 1985 Lot: 12.A  
Zone: R-1  
Description: Roof top telecommunications equipment  
**Decision: Approved**
27. Certification of Artists as recommended by the Jersey City Artist
28. 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 Prel/Final Major Site Plan with Deviation # P08-046 submitted by Claremont Service Station, Inc. ( 366 West Side Avenue).
  2. Resolution of the Planning Board of the City of Jersey City approving the proposed 23-25 Duncan Avenue Study Area and recommending adoption by the City Council.
  3. Resolution of the Planning Board of the City of Jersey City approving the 23-25 Duncan Avenue Redevelopment Plan and recommending adoption by the City Council.
  4. Resolution of the Planning Board of the City Jersey City approving Preliminary Major Site Plan # P 08-084 submitted by Elizabeth May (502 Washington Blvd.- Newport Marina Pier).
29. Executive Session, as needed to discuss litigation, personnel or other matters.
30. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD