

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of December 2, 2008.

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

7. Case: P08-083 Preliminary Major Site Plan
Applicant: Colgate Center Property Owners Association
Review Planner: Maryann Bucci-Carter / Sandra Sung
Attorney: Jon Campbell, Esq.
Address: (Green & Essex Streets)
Block: 33 Lot: J, K17, 19
Zone: Colgate Redevelopment Plan
Description: Rehabilitation of the Colgate Park (AKA Paulus Hook Park)
Carried to unspecified date. No testimony taken.

8. Case: P04-080 Reaffirmation-Minor Subdivision with "c" variances
Applicant: NAMS Developers Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 763-765 Ocean Avenue
Block: 1972 Lot: 50.E & 50.F
Zone: R-1, One and Two Family Housing
Description: Re-subdivision of two lots into two more closely conforming lots of 2,268 sf each for the future construction of two new two-family homes.
Variances: Lot Area, Lot Depth
Decision: Approved.

9. Case: P06-159 Minor Subdivision with "c" variance
Applicant: West Hudson Builders, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 401 Ogden Avenue
Block: 787 Lot: 65
Zone: R-1, One & Two Family Housing
Description: Subdivision of existing oversized lot into three new lots for two new two-family homes and one existing home.
Variances: lot area, lot depth, side yard, garage dimensions
Carried to January 13, 2009 regular Planning Board meeting.

10. Case: P07-127 Minor Subdivision with Deviations
Applicant: P&D TSC, LLC
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 113-115 Dwight St.
Block: 1331 Lot: 17
Zone: Turnkey Redevelopment Plan
Description: subdivision of oversized lot into two new undersized lots
Deviations: lot area
Decision: Approved.

11. Case: P07-128 Preliminary & Final Major Site Plan with Deviations
Applicant: P&D TSC, LLC
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 113-115 Dwight St.
Block: 1331 Lot: 17
Zone: Turnkey Redevelopment Plan
Description: Two new two-family homes.
Deviations: Building coverage, side yard
Decision: Approved with conditions.

12. Case: P08-098 Minor Site Plan with 'c' variance
Applicant: Omnipoint Communications Inc.
Review Planner: Jeffrey Wenger
Attorney: James Pryor
Address: 102-110 Columbia Ave. aka 160 Thorne Street
Block: 919 Lot: 27.A
Zone: R-1, One & Two Family Housing
Description: Roof top telecommunications equipment
Decision: Approved with conditions.

13. Case: P08-094 Minor Site Plan with 'c' variance
Applicant: Omnipoint Communications Inc.
Review Planner: Jeffrey Wenger
Attorney: James Pryor
Address: 187 Duncan Ave.
Block: 1662.5 Lot: N.23
Zone: R-1, One & Two Family Housing
Description: Roof top telecommunications equipment
Decision: Approved with conditions

14. Case: P08-087 Minor Site Plan with 'c' variance
Applicant: Omnipoint Communications Inc.
Review Planner: Jeffrey Wenger
Attorney: Richard Schkolnick
Address: 1855 Kennedy Blvd.
Block: 1278.5 Lot: G.3
Zone: R-1, One & Two Family Housing
Description: Roof top telecommunications equipment
Decision: Approved with conditions

15. Case: P08-100 Minor Site Plan with 'c' variance
Applicant: Omnipoint Communications Inc.
Review Planner: Jeffrey Wenger
Attorney: Richard Schkolnick
Address: 447 Central Ave
Block: 817 Lot: 446.A
Zone: NC
Description: Roof top telecommunications equipment
Decision: Approved with conditions
16. Case: P08-088 Minor Site Plan with 'c' variance
Applicant: Omnipoint Communications Inc.
Review Planner: Jeffrey Wenger
Attorney: Richard Schkolnick
Address: 238-242 Garfield Avenue
Block: 1435 Lot: SK.1 & NK.1
Zone: R-1, One & Two Family Housing
Description: Roof top telecommunications equipment
Decision: Approved with conditions
17. Case: P08-089 Minor Site Plan with 'c' variance
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 241 Old Bergen Road
Block: 1356 Lot: 1.A
Zone: R-1, One & Two Family Housing
Description: Roof top telecommunications equipment
Decision: Approved with conditions
18. Case: P08-078 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 86-88 Charles Street
Block: 869 Lot: 180
Zone: R-1, One & Two Family Housing
Description: Roof top telecommunications equipment
Decision: Approved with conditions.
19. Case: P08-077 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 293 Central Ave
Block: 828 Lot: 5A.99
Zone: NC
Description: Roof top telecommunications equipment
Decision: Approved with conditions.
20. Case: P08-013 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 450 Grand Street
Block: 2140 Lot: 12
Zone: Bates Street Redevelopment Plan
Description: Roof top telecommunications equipment
Decision: Approved with conditions.
21. Case: P08-039 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 168-170 Clinton Ave.
Block: 1804 Lot: 92
Zone: R-1, One & Two Family Housing
Description: Roof top telecommunications equipment
Decision: Approved with conditions.
22. Case: P08-011 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 187-195 New York Ave.
Block: 747 Lot: M.2
Zone: R-1, One & Two Family Housing
Description: Roof top telecommunications equipment
Decision: Approved with conditions.

23. Case: P08-076 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 430 Communipaw Ave.
Block: 2057 Lot: 15.D
Zone: Morris Canal Redevelopment Plan
Description: Roof top telecommunications equipment
Decision: Approved with conditions.
24. Case: P08-048 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 591 Summit Ave.
Block: 588 Lot: 89.B
Zone: NC
Description: Roof top telecommunications equipment
Decision: Approved with conditions.
25. Case: P08-037 Minor Site Plan
Applicant: MetroPCS New York, LLC
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 346 Claremont Ave
Block: 1781 Lot: A.1
Zone: NC
Description: Roof top telecommunications equipment
Decision: Approved with conditions.
26. Case: P08-106 Preliminary and Final Major Site Plan
Applicant: Verizon Wireless
Review Planner: Jeffrey Wenger
Attorney: Richard Schneider
Address: 40 Amity Street
Block: 2101 Lot: 12
Zone: Montgomery Street Redevelopment Plan
Description: At grade back-up generator and new emergency exit to existing building.
Decision: Approved.
27. Case: P08-091 Minor Subdivision
Applicant: Point Capital 60 Erie Street Investors LLC
Review Planner: Jeffrey Wenger
Attorney: Robert Del Vecchio
Address: 60-66 Erie Street
Block: 245 Lot: 40
Zone: School 2 Redevelopment Plan
Description: Subdivision of one lot into two.
Decision: Approved.
28. Case: P08-090 Preliminary and Final Major Site Plan
Applicant: Point Capital 60 Erie Street Investors LLC
Review Planner: Jeffrey Wenger
Attorney: Robert Del Vecchio
Address: 60-66 Erie Street
Block: 245 Lot: 40
Zone: School 2 Redevelopment Plan
Description: Construction of new 12 unit, 5 story residential building.
Decision: Approved with conditions
29. Case: P08-099 Preliminary Major Site Plan
Applicant: Whiton Street Associates LLC
Review Planner: Jeffrey Wenger
Attorney: Charles Harrington
Address: Monticello, Fairmount and Fairview Avenues
Block: 1910 Lot: all lots
Zone: Monticello Avenue Redevelopment Plan
Description: Construction of new 120 unit, 5 story residential building with ground floor retail.
Decision: Approved with conditions
30. Case: P08-112 Preliminary Site Plan
Applicant: Manuel Mojica
Review Planner: Jeff Wenger
Attorney: Christopher Campos
Address: 180 Webster Avenue
Block: 766 Lot: 3
Zone: Webster Avenue Redevelopment Plan
Description: Construction of new two-family home.
Carried to January 13, 2009 regular Planning Board meeting.

31. 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 approving appointment of Acting Secretary to the Planning Board for a period of one year from December 2, 2008 to December 2, 2009.
 2. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan # P08-092 submitted by Gerry Bakirtjy 47 Mercer Street)
 3. Resolution of the Planning Board of the City of Jersey City approving Preliminary Major Site Plan # P08-017 submitted by Nams Developers, Inc.(516-518 Bergen Avenue).
 4. Resolution of the Planning Board of the City of Jersey City approving Preliminary Site Plan # P08-085 submitted by Franklin Development Group, LLC (23-25 Duncan Avenue).
 5. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan with “c” variances # P07-117 submitted by Lowe’s Home Centers, Inc(725 Route 440).
 6. Resolution of the Planning Board of the City of Jersey City Reaffirming the Adoption of the Recreation and Open Space element of the Master Plan.
 7. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan # P08-069 submitted by Business Only Broadband (101 Hudson Street).
 8. Resolution of the Planning Board of the City of Jersey City approving Major Site Plan # P08-084 submitted by Elizabeth May (502 Washington Blvd- Newport Marina Pier- Block 20, Lot 2.23).
 9. Resolution of the Planning Board of the City of Jersey City approving Amendments to the Morris Canal Redevelopment Plan to create the Canal Crossing Redevelopment Plan..
32. Executive Session, as needed to discuss litigation, personnel or other matters.
33. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD