

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of January 20, 2009.

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

- 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)  
**Decision: Approved with conditions.**
8. Case: P00-066.1 Final Major Site Plan  
Applicant: Newport Assoc. Development Co.  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 475 Washington Blvd.  
Block: 20 Lot: 1.20  
Zone: Newport Redevelopment Area  
Description: New 332,018 sf, 22 story hotel. Original approval was granted on September 26, 2000 and amended on September 5, 2006  
**Decision: Approved.**
9. Case: P08-102 Preliminary Major Site Plan  
Applicant: Simsmetal East LLC  
Attorney: Jeanne McManus  
Review Planner: Kristin Russell  
Address: 1 Linden Avenue E.  
Block: 1507 Lot: 10.B  
Zone: Greenville Industrial Redevelopment Plan  
Description: construction of 80,000 sf structure over and around existing plant machinery  
**Decision: Approved with conditions.**
10. Case: P07-152 Minor Subdivision with "c" variances  
Applicant: Johanna Garcia  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 241 Baldwin Ave  
Block: 519 Lot: 20  
Zone: O/R Office Residential  
Description: Subdivision of 4,974 sf lot into two new lots of 2,485 sf and 2,488 sf for one new 3-family home and an existing non-conforming 2-family home.  
Variances: lot area, lot depth, side yard, rear yard, building height, landscaping, expansion of non-conforming use, balcony width  
**Decision: Approved with conditions.**
11. 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 February 10, 2009 regular meeting.**

12. Case: P08-054 Preliminary & Final Major Site Plan with "c" variance  
Applicant: Day by Day Christian Ministries  
Attorney: Steven Llorens  
Review Planner: Kristin Russell  
Address: 373-377 Danforth Avenue  
Block: 1269 Lot: 51, 53, 55.a  
Zone: R-1, One and Two Family Housing  
Description: Rehabilitation and conversion of existing 2-story 9,052 sf building into a house of worship.  
Deviations: Lot Coverage  
**Decision: Approved.**

13. Case: P08-110 Preliminary & Final Major Site Plan with "c" variance  
Applicant: Saint Peter's College  
Attorney: Ron Shaljian  
Review Planner: Kristin Russell  
Address: 2641 Kennedy Blvd.  
Block: 1883 Lot: 70  
Zone: U - University  
Description: Installation of a 115 sf digital sign  
Deviations: varied illuminated light and illusion of movement type signage  
**Decision: Approved with conditions.**

14. 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 Prel/Final Site Plan with Deviations # P07-128 submitted P & D TSC, Inc. ( 113-115 Dwight Street)
2. Resolution of the Planning Board of the City of Jersey Approving Minor Subdivision with Deviations # P07-127 submitted by P & D TSC, Inc. (113-115 Dwight Street).

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

16. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD