

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board scheduled for **Tuesday, April 8, 2008 at 5:30 p.m. in the 14th Floor Conference Room at 30 Montgomery Street**, Jersey City, New Jersey. **Parking is Available on Christopher Columbus Drive**

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

7. Case: P07-052 Reaffirmation of Minor Subdivision with "c" variances
Applicant: San Arsenio Realty Company LLC
Review Planner: Kristin Russell
Attorney: Ron Shaljian
Address: 30-32 South St.
Block: 786 Lot: A
Zone: R-1 One and Two-family Housing
Description: Subdivision of existing oversized lot into two new slightly shallow undersized lots of 2,313 sf each for the construction of two new two-family homes. Originally approved July 10, 2007.
Variances: lot depth, lot area, side yard

8. Case: P08-023 Minor Site Plan with Deviations
Applicant: Grove Point Urban Renewal, LLC
Attorney: Nancy Skidmore, Esq.
Review Planner: Maryann Bucci-Carter
Address: 100-102 C. Columbus Drive
Block: 205 Lot: 35
Zone: Grove Street Station II Redevelopment Plan
Description: Signage for three ground floor tenants; Duane Reade, Starbucks, and Valley National Bank
Deviations: Exceeding the number of Signs per tenant, window signs prohibited

9. Case: P08-029 Preliminary Major Site Plan with Deviations
Applicant: Community Outreach Team, Inc.
Attorney: William Munday
Review Planner: Jeff Wenger
Address: 9-21 MLK Drive, 30-32 McAdoo Avenue, 127-131 Warner Avenue
Block: 1356 Lots: 15,16A, 17B, 18B, 107A, 108A, 109B, 110B, 111A, 112A, A5
Block: 1357 Lots: 114, 113A
Zone: MLK Drive Redevelopment Plan
Description: New 10 story, 68 unit, senior housing facility and attached community center.
Deviations: Parking and rear set back.
Continued from March 25, 2008 regular meeting.

10. Case: P08-016 Minor Site Plan
Applicant: Philip Smith
Attorney: pro se
Review Planner: Jeffrey Wenger
Address: 219-295 Rte 1&9
Block: 1639.1 Lot: 5.C
Zone: Hackensack River Edge Redevelopment Plan
Description: Temporary Sign

11. Case: P08-005 Preliminary & Final Major Site Plan
Applicant: Ren-Cris Litho Inc.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 249 Thomas McGovern Dr.
Block: 2154.3 Lot: 2.h
Zone: Liberty Harbor Redevelopment Plan
Description: 10,220sf addition to existing warehouse building.

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12. Case: P06-030.2 Amended Preliminary Major Site Plan
Applicant: Newport Associates Development Company
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 110 River Drive
Block: 20 Lot: 3.16 and 3.22
Zone: Newport Redevelopment Plan
Description: Changes to project originally approved April 18, 2006 and amended January 23, 2007. Changes include a reduction in units, increase in retail, change to bedroom distribution, and minor façade changes.
13. Case: P08-025 Preliminary & Final Major Site Plan
Applicant: Newport Associates Development Company
Attorney: James McCann
Review Planner: Kristin Russell
Address: North Blvd., River Dr. & 14th St. Extension
Block: 20 Lot: 5.07, 5.20, 5.21, 5.22
Zone: Newport Redevelopment Plan
Description: Installation of street Parking Meters
14. Case: P06-170 Minor Subdivision with "c" variances
Applicant: Eriberto Ramon
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 192-194 Freeman Avenue
Block: 1654 Lot: 10.B
Zone: R-1 One and Two Family Housing
Description: Subdivision of existing oversized lot with one home into two lots for one new two-family home. New lot will be undersized, with existing shallow depth.
Variances: lot area, lot depth, rear yard, lot width, side yard
Carry to April 22, 2008 regular meeting,
15. Case: P08-005 Preliminary Major Site Plan with deviations
Applicant: David DePierro
Attorney: Anthony Colasanti
Review Planner: Kristin Russell
Address: 325 Palisade Avenue
Block: 733 Lot: A.2
Zone: 325 Palisade Ave. Redevelopment Plan
Description: Adaptive reuse of existing 37,893sf building to house 21 residential units and 14 garaged parking spaces.
Deviations: parking, parking aisle width
Carry to April 22, 2008 regular meeting.
16. Certification of Artists as recommended by the Jersey City Artist Certification Board
17. Memorialization of Resolutions
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD