

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of January 9, 2007:

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

7. Review and Discussion of the Redevelopment Needs Analysis Report concerning "Lots 5.B and 6.B in Block 561" Study Area. Formal Action may be taken.
Approved and recommended to City Council for Adoption.

8. Public hearing on the Area in Need of Redevelopment Report for the Sip and Jones Study Area.. Formal Action may be taken.
Approved and recommended to City Council for Adoption.

9. Case: P05-124 Administrative Amendment
Applicant: Renee S. Najm/Angelo Amato
Attorney: pro se
Address: 488 Central Avenue & 243 Cambridge Avenue
Block: 791 Lots: 295.A & 295.B
Zone: N/C Neighborhood Commercial & R-1 Residential
Description: Amendment to original approval granted on June 27, 2006. Changes involve a regrading correction in the rear yards resulting in what will appear to be a lower building.
Carried to January 23, 2007 regular meeting.

10. Case: P02-119 Extension of Preliminary Site Plan to April 2008
Applicant: Newport Associate Development Company
Attorney: Charles Harrington
Address: 45 Fourteenth Street
Block: 20 Lots: 3.06, 3.07 and 3.08
Zone: Newport Redevelopment Plan
Description: To construct s 144 unit, fourteen story residential building with 7,772 square feet ground floor retail and 95 parking spaces. Approved January 7, 2003.
Decision: Approved

11. Case: P06-106 Minor Subdivision with 'c' variances
Applicant: Joseph Guanlao
Attorney: Anthony Modafferri
Address: 273 Columbia Avenue
Block: 908 Lot: 45.C
Zone: R-1, One and Two-Family Housing
Description: Subdivision of oversized lot into two slightly undersized lots (2,264sf each) the construction of two new two-family homes.
Variances: Lot area (both lots), lot width (both lots)
Decision: Denied.

12. Case: P06-108 Minor Site Plan
Applicant: Joseph Guanlao
Attorney: Anthony Modafferri
Address: 273 Columbia Avenue
Block: 908 Lot: 45.C
Zone: R-1, One and Two Family Housing
Description: Two new attached two-family homes on slightly undersized lots.
No Vote....Subdivision denied.

13. Case: P06-096 Minor Subdivision
Applicant: Annand Mohammed
Attorney: Ron Shaljian
Address: 26-28 Linden Avenue
Block: 1438 Lot: 5
Zone: R-1, One and Two-Family Housing
Description: Subdivision of oversized lot into two new slightly oversized lots (2,662sf each) for two new two-family homes.
Decision: Approved with conditions.

14. Case: P06-097 Minor Site Plan with "c" variances
Applicant: Annand Mohammed
Attorney: Ron Shaljian
Address: 26-28 Linden Avenue
Block: 1438 Lot: 5
Zone: R-1, One and Two-Family Housing
Description: Two new two-family homes on slightly oversized lots. Variances requested to bring the house alignment into conformity with the block.
Variances: Rear yard, front yard
Decision: Approved with conditions.

15. Case: P06-094 Preliminary Major Site Plan with deviations
Applicant: 319 Grant Avenue Associates, LLC
Attorney: George Garcia
Address: 319-321 Grant Avenue
Block: 1297.5 Lot: 66, 67, 68, 69a
Zone: West Side Ave. Redevelopment Plan
Description: New 6-story multi-family structure with 28 units and 22 garaged parking spaces.
Deviations: front yard, rear yard, building coverage, lot coverage, parking
Decision: Approved with conditions.

16. Case: P06-059 Minor Site Plan with “c” variances
Applicant: Rolando Yambao
Attorney: Steven Llorens
Address: 103-105 Jefferson Avenue
Block: 701 Lot: 28 & 29
Zone: R-1, One and Two-Family Housing
Description: Subdivision of oversized lot into two slightly shallow undersized lots for the construction of two new two-family homes.
Variances: lot area (both lots), lot depth (both lots), rear yard (both lots)
Decision: Approved with conditions.
17. Cases: P06-121 Minor Site Plan with “c” variances
Applicant: Ravi Sharma
Attorney: Jon Campbell
Address: 112 Cottage St.
Block: 589.5 Lot: 6.B
Zone: R-3 Residential
Description: new 3-story, 3-family home on preexisting undersized lot of 3,003sf.
Variances: lot area, lot width, side yard, minimum landscaping
Decision: Approved with conditions.
18. Cases: P04-201.1 Amended Preliminary and Final Major Site Plan with Deviations
Applicant: SIMS Hugo Neu East
Attorney: Jeanne McManus
Address: 1 Linden Avenue
Block: 1507 Lot: 10A, 10B, 10C, 18, 6, 7
Zone: Greenville Redevelopment Plan
Description: Amendment to approval originally granted 4/12/2005 for development on an existing industrial site. Changes include an additional office building and project phasing. Final approval requested for Phase I.
Deviations: lot coverage, open space, front yard, side yard, signage
Decision: Approved with conditions.
19. Case: P06-103 Preliminary & final Major Site Plan with “c” variances
Applicant: Paul Chung
Attorney: Joseph Ryglicki
Address: 712-714 Grand St.
Block: 1924 Lot: 8, 9, 10
Zone: NC - Neighborhood Commercial
Description: addition to existing building, retaining 1,413sf of commercial space on the first floor and adding three floors above for 9 residential units. 9 on-site parking spaces.
Variances: aisle width, driveway width
Decision: Approved with conditions.
20. Case: P06-082 Preliminary Major Site Plan with deviation
Applicant: Richard Pronti
Attorney: Robert Brescia
Address: 249 Halladay St.
Block: 2042 Lot: W
Zone: Morris Canal Redevelopment Plan
Description: New two-family dwelling on conforming lot.
Deviations: front yard
Carried to February 6, 2007 regular meeting.
21. Certified 29 Artists as recommended by the Jersey City Artist Certification Board meetings of 11/1/2006, 12/05/2006 and 1/3/2007.
22. 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 City Approving Preliminary Site Plan #P06-145 submitted by Mushroom Dev.LLC (17-23 Bates St., 114,116,118 &120 Colden St.).
 - (2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviations # P06-124 submitted by Newport Associates Dev. Corp (270 & 310 Tenth St).
 - (3) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan #P06-065 submitted by Veritas I, LLC (254 Halladay Street).
 - (4) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan , “c”variance # P06-086 submitted by CCMM I, LLC (95 Christopher Columbus Drive)
 - (5) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan with Deviation # P06-095 submitted by Webster Avenue Homes, LLC (239-243 Webster Avenue).
 - (6) Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment # P03-179 submitted by Sharma, LLC (6-8 Front Street)
 - (7) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P 06-091 submitted by George Dabis (314 Martin Luther King Drive)
 - (8) Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with “c” variances # P06-029.1 submitted by JCHA (Pacific Avenue, Barbara Place , Ash Street & Carbon Place).
 - (9) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P06-034 submitted by GND Builders (192-194 Randolph Avenue).
23. Executive Session
24. Adjournment