

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of December 11, 2007:

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

7. Discussion of recommendation to designate St. John's Church and Rectory as a local municipal landmark. **Recommended.**

8. Case: P04-090 1-Year Extension to Preliminary & Final Major Site Plan
Applicant: 180 Baldwin LLC
Review Planner: Kristin Russell
Attorney: Nevins McCann
Address: 180 Baldwin Avenue
Block: 1800 Lot: 1, 2, 21
507 1
Zone: O/R Office Residential
Description: Rehabilitation of existing industrial building and construction of new buildings for a mixed use retail/residential development. Height ranges from 6-12 stories, with 596 dwelling units, 501 parking spaces, and 9,660 sf of retail space. Originally approved September 14, 2004.
Decision: Approved with conditions.

9. Case: P01-019.2 Amended Preliminary Major Site Plan
Applicant: Jeffrey Gerlinger
Review Planner: Kristin Russell
Attorney: Eugene O'Connell
Address: 380-382 Marin Boulevard
Block: 173 Lot: G
Zone: Powerhouse Arts District Redevelopment Plan
Description: Rehabilitation of an existing building for 6 residential units and 2,330sf of commercial space. Original approvals granted 5/1/01 and 6/22/04. Changes affect rooftop arrangement, elevator elimination, and façade changes.
Decision: Approved with conditions.

10. Case: P03-090 Preliminary & Final Major Site Plan with C variances
Applicant: Islamic Circle of North America
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 180 Ege Ave.
Block: 1790 Lot: 122A
Zone: R-1, One and Two Family Housing
Description: Existing building to be used as a house of worship
Variances: lot area, side yard, parking aisle width
Carried to January 8, 2008 regular meeting.

11. Case: P07-119 Preliminary & Final Major Site Plan with "c" variances
Applicant: Mike Garcia
Review Planner: Kristin Russell
Attorney: George Garcia
Address: 345 Fourth St.
Block: 387 Lot: 30.A
Zone: R-1 One and Two Family Housing
Description: rear addition to an existing 4-unit building
Variances: Coverage, height, expansion of a non-conforming structure
Decision: Approved with conditions.

12. Case: P07-051 Minor Subdivision with "c" variances
Applicant: Lallman Khoblal
Review Planner: Jeff Wenger
Attorney: Steven A. Llorens
Address: 212-214 Freeman Avenue
Block: 1654 Lot: 17,18.A,19
Zone: R-1 One and Two Family Housing
Description: Subdivision of 3 lots with two existing two-family homes into two irregular lots for each two-family home.
Variances: Lot depth, balcony projection, garage dimension, ceiling height, front yard setback, rear yard setback
Decision: Approved with conditions.

13. Case: P07-104 Preliminary & Final Major Site Plan with “c” variances
Applicant: Agents Association, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 296-298 Newark Avenue
Block: 387 Lot: 5 & 6
Zone: N/C Neighborhood Commercial
Description: New 4-story mixed-use building with 9 residential units and 2,655 sf of retail space
Variances: rear yard, 1st floor ceiling height, bulkhead height
Decision: Approved with conditions.

14. Case: P07-089 Minor Subdivision with deviations
Applicant: Dwight Gateway, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 83-85 Dwight St.
Block: 1332 Lot: 16 & 17
Zone: Turnkey Redevelopment Plan
Description: Subdivide existing oversized lot into two undersized lots for the construction of two new two-family homes. Lot widths will reflect the character of the neighborhood.
Deviations: Lot area, Lot width
Decision: Approved with conditions.

15. Case: P07-088 Preliminary Major Site Plan with deviations
Applicant: Dwight Gateway, LLC
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 83-85 Dwight St.
Block: 1332 Lot: 16 & 17
Zone: Turnkey Redevelopment Plan
Description: Two new two-family homes
Deviations: Side yard
Decision: Approved with condition.

16. Memorialized the following resolutions, available for review at the Office of City Planning, Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviation # P07-109 submitted by First Street Associates, LLC (325 First Street).
2. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P07-140 submitted by Willowbend Development, LLC (99 Caven Point Road).
3. Resolution of the Planning Board of the City of Jersey City Approving One Year Extension of final Site Plan Approval # P05-052 submitted by M & H Developers, LLC and De Lucco Organization(15- 23 Oakland Ave. & 12-20 Cook St.)
4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-085 submitted by Whiton Street Development Fund, LLC (300 Whiton Street).
5. Resolution of the Planning Board of the City of Jersey City Approving One Year Extension of Preliminary Site Plan # P04-116.1 submitted by Jersey Avenue 833 Urban Renewal Co.,LLC, (833 Jersey Avenue)
6. Resolution of the Planning Board of the City of Jersey City Approving One Year Extension of Preliminary Site Plan # P04-090 submitted by 180 Baldwin, LLC (180 Baldwin Avenue).

17. Executive Session, as needed to discuss litigation, personnel or other matters.
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD