

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of September 23, 2008.

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

7. Section 31 for Early Childhood Center 13 at 383-397 Martin Luther King Drive and Ege Avenue. Review is for location approval, will return at a later date with building and site details. **Recommended.**

8. Case: P04-116.1 1-year extension to Preliminary Major Site Plan
Applicant: Jersey Avenue 833 Urban Renewal Co., LLC
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 833 Jersey Avenue
Block: 330 Lot: 1-5, 3C
Zone: Jersey Avenue Redevelopment Plan
Description: Seven-story, 84 unit, residential building with 84 parking spaces. Internal parking on two levels, partially underground. Originally approved September 28, 2004, amended June 21, 2005, and first 1-year extension granted on October 23, 2007. This is the final extension permitted.
Carried to October 22, 2008 Regular meeting.

9. Case: P08-092 Minor Site Plan
Applicant: Gerry Bajkirty
Attorney: pro-se
Review Planner: Maryann Bucci-Carter
Address: 47 Mercer St.
Block: 237 Lot: 14.a
Zone: Grove & Mercer Redevelopment Plan
Description: Interior floor plan adjustment and the addition of first floor storage area.
Decision: Approved.

10. Case: P08-046 Preliminary & Final Major Site Plan with deviation
Applicant: Claremont Service Station Inc.
Review Planner: Kristin Russell
Attorney: Jon Campbell
Address: 366 West Side Avenue
Block: 1780 Lot: 68, 69, 70, 71
Zone: West Side Avenue Redevelopment Plan
Description: New 6-story mixed use building with 6,937 sf of retail, 25 residential units, and 23 garaged parking spaces.
Deviations: rear yard
Decision: Approved.

11. Case: P08-073 Minor Site Plan Sign
Applicant: Natasha Mashkench
Review Planner: Maryann Bucci-Carter
Attorney: pro-se
Address: 261 Grand Street
Block: 60.04 Lot: 19
Zone: Liberty Harbor North Redevelopment Plan
Description: Sign for Grand Street tenant space
Decision: Approved.

12. Case: P08-055 Re-Hearing Preliminary & Final Site Plan Interim Use
Applicant: Second Street Waterfront Partners, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 80 First Street & 246 Greene Street (triangle @ the Powerhouse)
Block: 77 Lots: 57.99,59
Zone: Hudson Exchange Redevelopment Plan
Description: Sales Center for 2 Second Street building
Decision: Approved.

13. Case: P08-062 Minor Subdivision
Applicant: Rodolfos Construction LLC
Review Planner: Jeffrey Wenger
Attorney: Cynthia Hadiyannis
Address: 41-43 Ravine Avenue
Block: 719 Lot: 20A.99
Zone: R-1 One and Two Family Housing
Description: Subdivision of one lot into two conforming lots.
Decision: Approved with conditions.

14. Case: P06-103.1 Site Plan Amendment
Applicant: Paul Chung
Review Planner: Jeffrey Wenger
Attorney: pro se
Address: 712-714 Grand Street
Block: 1924 Lot: 20A.99
Zone: Neighborhood Commercial
Description: Construction of 9 unit residential building with ground floor retail and 9 parking spaces.
Decision: Approved.
15. Case: P08-009 Minor Site Plan with C Variance
Applicant: Omnipoint Communications, Inc.
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 33-37 & 41 Baldwin Avenue
Block: 1900 Lot: 21B, 20B, 18C
Zone: R-1 One and Two-Family Housing
Description: Cellular phone antennas.
Variance: Telecommunications equipment on a rooftop less than 60 feet in height.
Decision: Approved with condition.
16. Case: P08-032 Minor Site Plan
Applicant: Omnipoint Communications, Inc.
Review Planner: Jeffrey Wenger
Attorney: Dean Stamos
Address: 15 Wilkinson Avenue
Block: 1480 Lot: E.6
Zone: R-1 One and Two-Family Housing
Description: Cellular phone antennas.
Decision: Approved with condition.
17. Case: P08-033 Minor Site Plan
Applicant: Verizon Wireless
Review Planner: Jeffrey Wenger
Attorney: Richard Stanzione
Address: 630 Bergen Avenue
Block: 1920 Lot: 4.A
Zone: R-3 Multi-family midrise
Description: Cellular phone antennas.
Decision: Approved with condition.
18. 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 Minor Site Plan with "c" variance # P08-009 submitted by Omnipoint Communications, Inc (33-41 Baldwin Avenue)
 2. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan # P08-022 submitted by Omnipoint Communications, Inc. (15 Wilkinson Avenue).
 3. Resolution of the Planning Board of the City of Jersey City approving Preliminary & Final Major Site Plan # P08-079 submitted by DNA food Services, LLC (270 Grand Street).
 4. Resolution of the Planning Board of the City of Jersey City approving Final Major Site Plan # P06-067. for Phase II submitted by Tropicana Manufacturing Co., Inc. (9 Linden Avenue East).
 5. Resolution of the Planning Board of the City of Jersey City approving Minor Subdivision # P08-044 submitted by Emanuel Simon (206 Delaware Avenue).
 6. Resolution of the Planning Board of the City of Jersey City approving Proposed Amendments to the Village Redevelopment Plan and recommending adoption by the City Council.
 7. Resolution of the Planning Board of the City of Jersey City approving Preliminary Site Plan Amendment and Final Site Plan # P02-043 submitted by Community Housing in Partnership, Inc. (147-155 Lafayette Street).
 8. Resolution of the Planning Board of the City of Jersey City approving Administrative Amendments of Preliminary and Final Major Site Plan with "c" variances # p05-060 submitted by Srinath Myneni (57 Washburn Street).
 9. Resolution of the Planning Board of the city of Jersey City Reaffirming Minor Subdivision # P07-012 submitted by 190-192 Arlington Ave., LLC (190-192 Arlington Avenue).
 10. Resolution of the Planning Board of the City of Jersey City approving Preliminary Major Site Plan with Deviations # P08-031 submitted by Jersey City Episcopal CDC (167- 169 Monticello Avenue).
 11. Resolution of the Planning Board of the City of Jersey City approving Preliminary Major Site Plan with Deviations # P06-119 submitted by Yubertalinda Velez (216.5 Sixth Street).
19. Executive Session, as needed to discuss litigation, personnel or other matters.
20. Adjournment