

**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, December 1, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

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

Case: P05-179.2 Administrative Amendment to update Site Plan Approvals
Applicant: Baldwin Asset Associates Urban Renewal Company, LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: The Beacon @ Montgomery Street & Baldwin Avenue
Block: 1899 Lot: 23, 24, 26, 29,30, 31, 33, 34
1919 Lot: 23
Zone: Beacon Redevelopment Plan
Description: Minor adjustment in the overall number of dwelling units and parking requirement for several building within the project

7. New Business

8. Case: P09-020 Preliminary & Final Major Site Plan with "c" variances
Applicant: Peter Smith
Attorney: pro se
Review Planner: Kristin Russell
Address: 103 Garfield Ave.
Block: 1409 Lot: B.24
Zone: R-1 one- and two-family housing
Description: Addition to existing residential building, increasing from a one- to a two-family home. Construction commenced without planning approval and applicant is now before the Board for a partially-started project.
Variances: ceiling heights, side yard

Carried from November 4, 2009

9. Case: P07-054.1 Amended Preliminary Major Site Plan
Applicant: Len Developers LLC
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 302-306 Palisade Ave.
Block: 722.a Lot: 8.a, 8.b, 9.a, 10
Zone: 325 Palisade Ave. Redevelopment Plan
Description: Original approval granted June 26, 2007 multi-family building on-site parking spaces. Changes include interior floorplan changes, reduction in building height (from 5 to 4 stories), reduction in number of units and parking spaces (from 13 to 12).

10. Case: P09-048 Preliminary & Final Major Site Plan
Applicant: Simsmetal East LLC
Attorney: Glenn Kienz
Review Planner: Kristin Russell
Address: 1 Linden Ave. East
Block: 1507 Lot: 10.b
Zone: Greenville Industrial Redevelopment Plan
Description: Three-phased project at Simsmetal industrial site. Seeking preliminary & final approval for Phase I - a 47,000 sf structure previously approved and erected as an interim use now seeking permanency. Seeking preliminary approval for Phases II and II, a 19,600 sf addition to the existing structure, and a 15,400 sf loading area respectively.

11. Case: P09-050 Interim Use of Garage
Applicant: Second Street Waterfront Urban Renewal, LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 2 Second Street
Block: 15 Lot: 32
Zone: Hudson Exchange Redevelopment Plan
Description: Use of the garage parking by the general public for up to 1 year only.

12. Case: P09-011 Final Major Site Plan
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA
Attorney: Elnardo Webster
Review Planner: Kristin Russell
Address: 324-328 Duncan Avenue
Block: 1651 Lot: 6
Zone: R-3 Multi-Family Mid Rise
Description: Preliminary site plan approval granted on March 24, 2009 for 60 residential units (49 affordable) with on-site parking.

Carry to December 15, 2009

13. Case: P09-012 Final Major Site Plan with "c" variance
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA
Attorney: Elnardo Webster
Review Planner: Kristin Russell
Address: 320 Duncan Avenue
Block: 1651 Lot: 6
Zone: R-3 Multi-Family Mid Rise
Description: Preliminary site plan approval granted on March 24, 2009 for 56 residential units (53 affordable) with on-site parking. Changes include a modified yard setback on buildings J and K.
Variances: front yard setback (building K)

Carry to December 15, 2009

14. Certification of Artists as recommended by the Jersey City Artist Certification Board
15. Memorialization of Resolutions
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD