

REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of October 23 2007:

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

Case: P06-139.1 Preliminary Site Plan Amendment with Deviation
 Applicant: MEPT Urban Renewal LLC
 Attorney: Eugene T. Paolino, Esq.
 Review Planner: Maryann Bucci-Carter
 Address: Journal Square (Bergen & Sip)
 Block:: 1866 Lots: B3, B4, C1, 16, 17A, 18A,19, 20, 25H, 25J
 Zone: Journal Square Redevelopment Plan
 Description: Alter the podium and tower heights, change the facade material, design and tower orientation. Approved October 2, 2007; scheduled to allow for additional public comment.
 Deviation: Sidewalk Width of Sip Avenue
Prior approval given on October 2, 2007 remains in effect.

7. New Business:

8. Case: P05-150 Reaffirmation of Minor Subdivision
 Applicant: Summit Avenue Homes, LLC
 Attorney: Eugene Squeo
 Address: 195-197 Van Horne St.
 Review Planner: Kristin Russell
 Block: 2041 Lot: X & Y
 Zone: Morris Canal Redevelopment Plan
 Description: Re-subdivision of two lots to create two new conforming lots of 2,500 sf and 2,800 sf. Originally granted March 28, 2006.
Decision: Approved.

9. Case: P04-161.1 1-year extension to Preliminary Major Site Plan
 Applicant: The View at Jersey City, LLC
 Attorney: Francis Schiller
 Review Planner: Kristin Russell
 Address: Mill Creek Lane
 Block: 2145 Lot: 55A, 55B, 55C
 Zone: Grand Jersey Redevelopment Plan
 Description: Three connected high-rise towers with 575 dwelling units atop a parking and retail base. Maximum height is 30 stories including a base of approx. 3 stories. Originally approved November 30, 2004, amended May 22, 2007.
Decision. Approved.

10. 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 and amended June 21, 2005.
Decision: Approved.

11. Case: P06-117 Administrative Amendment
 Applicant: Grand LNH II Urban Renewal, LLC
 Attorney: Charles Harrington, Esq
 Review Planner: Maryann Bucci-Carter
 Address: Grand Street & Luis Munoz Marin Blvd.
 Block: 60.06 Lot: 1
 198 11
 Zone: Liberty Harbor North Redevelopment Plan
 Description: Reduction in unit count to be 348 DU, revised streetscape to match adjacent Phase I LHN design, change in parking level layout and location of amenity space
Decision: Approved with conditions.

12. Case: P06-076 Administrative Amendment
 Applicant: Tim Sullivan
 Attorney: pro se
 Review Planner: Kristin Russell
 Address: 565 Jersey Avenue
 Block: 314 Lot: 7
 Zone: H - Historic, Harsimus Cove
 Description: 2,750sf addition to existing building. Addition is both in building height and depth. Approved November 13, 2006.
 Variances: front yard landscaping, height
Decision: Approved with conditions.

13. 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
Carried to December 11, 2007 regular meeting.
14. Case: P06-171 Preliminary & Final Major Site Plan with "c" variances
 Applicant: Hope Center Tabernacle
 Attorney: Ada Davis
 Review Planner: Kristin Russell
 Address: 110-116 Cambridge Avenue
 Block: 763 Lot: 17, 18, 19, 20
 Zone: R-1, One and Two Family Housing
 Description: Rehabilitation of existing building into a 9,867sf house of worship
 Variances: signage, parking, street trees
Carried to November 20th meeting.
15. Case: P07-093 Minor Subdivision with "c" variances
 Applicant: Anwar& Sameh Ghali
 Attorney: Eugene O'Connell
 Review Planner: Kristin Russell
 Address: 215-217 Delaware Avenue
 Block: 1659 Lot: 406 & 407
 Zone: R-1, One and Two Family Housing
 Description: subdivision of existing oversized lots into two new undersized lots for two new two-family homes.
 Variances: lot area (both lots), lot width (both lots), garage dimensions (both lots)
Decision: Approved with conditions.
16. Case: P07-085 Preliminary Major Site Plan
 Applicant: Whiton Street Development Fund, LLC
 Attorney: George Garcia
 Review Planner: Kristin Russell
 Address: 300 Whiton Street
 Block: 2051 Lot: J
 Zone: Morris Canal Redevelopment Plan
 Description: Roof deck addition to existing 2-family structure
Decision: Approved.
17. Case: P07-047 Preliminary Major Site Plan with Deviation
 Applicant: 209 Ninth St. LLC
 Attorney: Jatinder Sharma
 Review Planner: Kristin Russell
 Address: 209 Ninth St.
 Block: 251 Lot: 57
 Zone: Grove Street NDP Redevelopment Plan
 Description: New multifamily residential building with 6 units and 4 garage parking spaces.
 Deviations: window lintel/sill requirement, height
Carried to November 20th, 2007 meeting.
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 Preliminary/Final site Plan with "c"variances # P05-172.1 submitted by Dinh Nguyen and peter Nguyen (113-119 Harrison Avenue0.
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-102 submitted Elizabeth, Joseph and Margaret Tokoly (156 Pine Street).).
 3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P07-064 submitted by Joseph Clemente (226-228 pine Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with Deviation # P07-62 submitted by Joseph Clemente (226-228 Pine Street).
 5. Resolution of the Planning Board of the City of Jersey City approving Minor Subdivision with "c' variances # P07-050 submitted by A-1 Construction (131-133 Webster Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendments to Preliminary Major Site Plan # P06-117 submitted by LHN Grand Urban Renewal, LLC (Grand St. & Marin Blvd.- Block 60, Lot1 and Block 198, Lot 11)
 7. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P03-114 submitted by Liberty Harbor North, Inc. (Grand St. & Marin Blvd. - Block 60.02, Lots 14& 24 - Block 60.03, Lots 8, 16 - Block 60.04, Lot 19 - Block 60.09, Lot 1 - Block 60.10, Lot 1, Block 60.11, Lot 1.)
19. Executive Session, as needed to discuss litigation, personnel or other matters.
 20. Adjournment
 MICHAEL RYAN, CHAIRMAN, PLANNING BOARD