

**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, **October 23, 2007 at 5:30 p.m. in the Council Chambers of City Hall, 280 Grove Street**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Memorialization of Resolutions
6. 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

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.
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.

9. Case: P04-161.1 1-year extension to Preliminary Major Site Plan
Applicant: The View at Jersey City, LLC
Attorney: Francis Schiller
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.

10. Case: P04-116.1 1-year extension to Preliminary Major Site Plan
Applicant: Jersey Avenue 833 Urban Renewal Co., LLC
Attorney: George Garcia
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.

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.

12. Case: P06-076 Administrative Amendment
 Applicant: Tim Sullivan
 Attorney: pro se
 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
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 from August 28th, 2007 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
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)
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
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

18. Certification of Artists as recommended by the Jersey City Artist Certification Board

19. Executive Session, as needed, to discuss litigation, personnel or other matters

20. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD