

**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, June 24, 2008 at **5:30 p.m.** in the **14<sup>th</sup> Floor Conference Room at 30 Montgomery St.,** Jersey City, New Jersey. **Parking is Available on Christopher Columbus Drive**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Renewal of Contractual Services for Board Attorney.
6. Renewal of Contractual Services for Stenographer.
7. Old Business:
8. New Business
  
9. Section 31 Review as per (M.L.U.L., Section 31 40:55 D-31) Early Childhood Center No.3 and Elementary School No 3 at 164 Laidlaw (at Summit and Jefferson Avenues). Review is for land recommendation, and applicant will return at a later date for building and design review.
  
10. Case: P05-031 1-year extension to Preliminary Major Site Plan  
Applicant: 6 Harbor Place, LLC  
Attorney: Nevins McCann  
Review Planner: Kristin Russell  
Address: 36-50 Aetna St.  
Block: 60 Lot: 19.L, 19.M  
Zone: Grand Jersey Redevelopment Plan  
Description: Conforming 26-story mixed use building with 107 dwelling units, 3,940 sf of retail space, and 195 parking spaces. Originally approved May 24, 2005.
  
11. Case: P04-086 1-Year Extension to Preliminary Site Plan with Deviations  
Applicant: Morgan Point, LLC  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: Steuben and Morgan Streets  
Block: 139 Lot: 99-113  
Zone: Powerhouse Arts District  
Description: 10-story, 116' high mixed use building with 78 dwelling units and 4,162 sf of retail space. 31 parking spaces. Originally approved May 24, 2005.  
Deviations: parking, retail percentage of ground floor area, gallery percentage of retail, stepbacks to Steuben, stepbacks to Morgan, rear yard, retail entry
  
12. Cases: P07-145 Preliminary Major Site Plan with deviations  
Applicant: Alliance Construction Group, LLC  
Attorney: George Garcia  
Review Planner: Jeffrey Wenger  
Address: 311-315 MLK Drive  
Block: 1985 Lot: 33, 34, 35, 30A  
Zone: MLK Drive Redevelopment Plan Area  
Description: New four-story mixed use ten-unit residential building with retail and office.  
Deviation: Rear yard, and lot coverage
  
13. Case: P07-150 Minor Subdivision with "c" variances  
Applicant: Peter Aceti, Sr.  
Attorney: Richard Campisano  
Review Planner: Robert Cotter  
Address: 1629 Kennedy Blvd.  
Block: 1257.A Lot: M & L.3  
Zone: R-1 One- and Two-Family Residential  
Description: Subdivision of existing oversized lot with home into two new lots  
Variances: Lot width, side yard, building height
  
14. Case: P04-202 Preliminary Major Site Plan  
Applicant: Abdelhamed Amin  
Attorney: Jon Campbell  
Review Planner: Kristin Russell  
Address: 306 Johnston Ave.  
Block: 2095 Lot: F.1  
Zone: Morris Canal  
Description: New 2-family home

15. Case: P06-094.1 Amended Preliminary Major Site Plan  
Applicant: Grant Avenue 319, LLC  
Attorney: George Garcia  
Review Planner: Kristin Russell  
Address: 319-323 Grant Ave.  
Block: 1297.5 Lot: 66, 67, 68, 69.A  
Zone: West Side Avenue Redevelopment Plan  
Description: New 6-story, 27 unit apartment building with 24 parking spaces. Original approval was granted January 9, 2007. Changes include a reduction in unit count (from 28 to 27), increase in parking spaces (from 23 to 24), and a total façade redesign.
  
16. Case: P08-060 Minor Subdivision  
Applicant: JC Housing Authority  
Attorney: Heather Suarez  
Review Planner: Kristin Russell  
Address: 410 & 420 Rt. 1 & 9  
Block: 1627.1 Lot: A  
Zone: R-3  
Description: Subdivision of existing oversized lot with home into three new lots
  
17. Case: P08-061 Preliminary Major Site Plan  
Applicant: JC Housing Authority  
Attorney: Heather Suarez  
Review Planner: Kristin Russell  
Address: 410 & 420 Rt. 1 & 9  
Block: 1627.1 Lot: A  
Zone: R-3  
Description: Conversion of two existing buildings into two new multi-family buildings for affordable housing with a total of 70 units with 33 on-site parking spaces.  
Building will be increased from 35' in height to 50'.
  
18. Certification of Artists as recommended by the Jersey City Artist Certification Board
  
19. Memorialization of Resolutions
  
20. Executive Session, as needed, to discuss litigation, personnel or other matters
  
21. Adjournment

**MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD**