

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of June 10, 2008

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

7. Case: P08-055 Preliminary & Final Site Plan Interim Use Sales Center
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.

8. Cases: P08-047 Minor Site Plan Signage
Applicant: JP Morgan Chase Bank Retail Portfolio Manager
Attorney: Maryann Bucci-Carter
Address: 50 Columbus Drive
Block: 138 Lot: 17
Zone: Exchange Place North Redevelopment Plan
Description: Multiple signage for one tenant space
Deviation: Signage number, size and type
Decision: Approved with conditions.

9. 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
Carried. No date specific.

10. Cases: P07-038 Minor Site Plan with 'C' Variance
Applicant: Omnipoint Communications, Inc.
Attorney: Dean Stamos
Review Planner: Jeffrey Wenger
Address: 353-381 Montgomery Street
Block: 379 Lot: G
Zone: Montgomery Gateway Redevelopment Plan and Van Vorst Park Historic District
Description: Cellular phone antennas
Variance: Location in a historic district.
Decision: Approved with conditions.

11. Cases: P07-125 Minor Site Plan
Applicant: MetroPCS New York, LLC.
Attorney: Dean Stamos
Review Planner: Jeffrey Wenger
Address: 418 Duncan Avenue
Block: 1647 Lot: J.2
Zone: Hackensack River Edge Redevelopment Plan
Description: Cellular phone antennas
Decision: Approved.

12. Cases: P07-108 Minor Site Plan
Applicant: Omnipoint Communications, Inc.
Attorney: Dean Stamos
Review Planner: Jeffrey Wenger
Address: 418 Duncan Avenue
Block: 1647 Lot: J.2
Zone: Hackensack River Edge Redevelopment Plan

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13. Cases: P07-138 Preliminary Major Site Plan with deviations
Applicant: Newport Mobil Service, Inc.
Attorney: Nevins McCann
Review Planner: Jeffrey Wenger
Address: 193-205 14th Street
Block: 225 Lot: A.4
Zone: Holland Tunnel Redevelopment Plan
Description: Renovation of existing gas station.
Deviation: Loading spaces, front yard setback.
Decision: Approved with conditions

16. 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 Bond Release Request Case # P01-041.4 submitted by 700 Grove Street Urban Renewal, LLC (700 Grove Street).
2. Resolution of the Planning board of the City of Jersey City Approving Subdivision # P06-128 submitted by Harry Persaud (183 Pine Street).
3. Resolution of the Planning Board of the City of Jersey City Approving Major Site Plan with Deviations # P08-030 submitted by Akrida, LLC. (305-317 West Side Avenue).
4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan amendment # P06-101.1 submitted by Second St. Waterfront Partners, LLC and The JCRA (Second Street & the "Hudson River")
5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Morris Canal Redevelopment Plan and the Claremont Redevelopment Plan Boundaries.
6. Resolution of the Planning Board of the City of Jersey City Adopting the Proposed Canal Crossings Redevelopment Plan.
7. Resolution of the Planning Board of the City of Jersey City Adopting the Proposed Amendments to the Jersey Avenue Park Redevelopment Plan.
8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with "c" variances # P07-144 submitted by Ratan Jersey City, LLC.(707 Tonnele Ave).
9. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" variances # P07-103 Submitted by Stella Maciach (179-181 Beacon Ave).
10. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major site Plan # P06-177 submitted by John H. Hajjar (631-645 Grand Street).
11. Resolution of the Planning Board of the City of Jersey Cit Approving Preliminary & Final Site Plan with "c"variances # P08-007 submitted by Holy Name Cemetery (823 West Side Ave.)
12. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan & Conditional Use Case # P08-002 submitted by Sunblossom Liberty, LLC (204,206,208 Washington Street).
13. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P08-024 submitted by Omnipoint Communications (430 Danforth Avenue).

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

18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD