

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of June 24, 2008

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Renewal of Contractual Services for Board Attorney. **Awarded.**
6. Renewal of Contractual Services for Stenographer. **Awarded.**
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. **Recommended.**

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.
Decision: Approved with condition.

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
Decision: Approved with conditions.

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
Decision: Approved with conditions.

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
Decision: Approved.

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
Decision: Approved with condition.
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.
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 Authorizing and Approving Appointment of Legal Counsel for the Fiscal Year 2009.
 2. Resolution of the Planning Board of the City of Jersey City authorizing an Agreement for Legal Services with John F. Hamill for the period beginning on July 1, 2008 to June 30, 2009.
 3. Resolution of the Planning Board of the City of Jersey City Awarding a contract for Stenographic Services to Precision Reporting for fiscal Year 2009.
 4. Resolution of the Planning Board of the City of Jersey City authorizing an Agreement with Precision Reporting Stenographic Services beginning on July 1, 2008 to June 30, 2009.
 5. Resolution of the Planning Board of the City of Jersey City Approving amendments to the regularly scheduled meetings calendar for 2008.
 6. Resolution of the Planning Board of the City of Jersey City Approving Interim Use # P08-055 submitted by Second Street Waterfront Partners, LLC (80 First Street & 246 Greene Street).
 7. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan (signage) with Deviations # P08-047 submitted by J.P. Morgan Chase Bank, N.A. (50 Christopher Columbus Drive)
17. Executive Session, as needed to discuss litigation, personnel or other matters.
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD