

**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, August 5, 2008 at **5:30 p.m.** in the **14th 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. Old Business:
6. New Business

7. Case: P08-031 Preliminary Major Site Plan with deviations
Applicant: Jersey City Episcopal CDC
Attorney: Eugene O'Connell
Review Planner: Kristin Russell
Address: 167-169 Monticello Ave.
Block: 1920 Lot: E & 90
Zone: Monticello Avenue Redevelopment Plan
Description: New 3-story multifamily building with 1,255sf of ground floor commercial
Variances: ground floor residential
Carried from July 22, 2008 Planning Board meeting.

8. Case: P08-028 Preliminary & Final Major Site Plan
Applicant: Home Depot USA, Inc.
Attorney: Tom O'Connor
Review Planner: Kristin Russell
Address: 180 Twelfth St.
Block: 220 Lot: A.5
Zone: Holland Tunnel Redevelopment Plan
Description: Vehicle directional signage at Home Depot

9. Case: P08-071 Preliminary & Final Major Site Plan
Applicant: Jerusalem Temple Holy Pentecostal Church
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 92 Monticello Ave.
Block: 1928 Lot: 1.A
Zone: Monticello Ave. Redevelopment Plan
Description: Rear addition for 347 sf pastor's office

10. Case: P06-145.1 Site Plan Amendment
Applicant: Mushroom Development, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: Bates Street at Brook and Colden Streets
Block: 2136 Lot: 9-23
Zone: Bates Street Redevelopment Plan
Description: Reconfiguration of previous approval into 2 phases with new elevations and unit sizes for construction of a new 129 unit residential building.
Deviations: Unit size, building setback, minimum sidewalk width along Bates Street, and direct retail access to the sidewalk.
11. Review and discussion of proposed amendments to the Village Study Area Redevelopment Plan. Formal amendment action may be taken.
12. Review and discussion of the proposed Newark Avenue Downtown Redevelopment Plan. Formal action may be taken.
13. Review and discussion of recommendation to the Municipal Council to extend the duration of the Colgate Redevelopment Plan from 20 years to 40 years. Formal amendment action may be taken.
14. Review and discussion of the Report Concerning the Determination of the Proposed Danforth Avenue Transit Village Study Area as an "Area in Need of Redevelopment". Formal action may be taken.
15. Review and discussion of proposed Danforth Avenue Transit Village Redevelopment Plan. Formal Action may be taken.
16. Certification of Artists as recommended by the Jersey City Artist Certification Board
17. Memorialization of Resolutions
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD