

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of August 5, 2008.

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
Decision: Approved.

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
Decision Approved with conditions.

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
Decision: Approved.

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 stepback, minimum sidewalk width along Bates Street, and direct retail access to the sidewalk.
Decision: Approved with conditions

11. Review and discussion of proposed amendments to the Village Study Area Redevelopment Plan. Formal amendment action may be taken.
Approved and Recommended to City Council for Adoption.

12. Review and discussion of the proposed Newark Avenue Downtown Redevelopment Plan. Formal action may be taken.
Approved with comments and adjustments as discussed on the record and recommended to City Council for Adoption.

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.
Approved and recommended to City Council for Adoption.
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.
Approved and recommended to City Council for Adoption.
15. Review and discussion of proposed Danforth Avenue Transit Village Redevelopment Plan. Formal Action may be taken.
Approved with height amendment and recommended to City Council for Adoption.
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 Preliminary and Final Site Plan Interim Use # P08-055 submitted by Second Street Waterfront Partners, LLC (80 first Street and 246 Greene Street)
 2. Resolution of the Planning Board of the City of Jersey City Amended Preliminary and Final Major Site Plan with "c" variance # P04-126.1 submitted by 845 Newark Ave.,LLC (845-849 Newark Avenue).
 3. Resolution of the Planning Board of the City of Jersey Approving Preliminary Major site Plan with "c" variances # P07-138 submitted by Newport Mobil Service, Inc. (193-205 Fourteenth Street)
 - 4 Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P08-023 submitted by Grove Pointe Urban Renewal, LLC & Grove Pointe Condominium Urban Renewal, LLC. (100-102 Christopher Columbus Drive).
 5. Resolution of the Planning Board Approving Preliminary & Final Major Subdivision # P08-065 submitted b y JCHA (Barbara Place At Grand Street).
 6. Resolution of the Planning Board of the City of Jersey City approving Preliminary Major site Plan # P08-066 submitted BY JCHA (Barbara Place at Grand Street)
 7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan # P08-064 submitted by Daily News, L.P. (125 Theodore Conrad Drive).
 8. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan Amendment # P07-021.1 submitted by Newport Associates Development Co. (45 Fourteenth Street – The Savoy)
 9. Resolution of the Planning Board of the city of Jersey City Approving Preliminary Major Site Plan Amendment with Deviations # P 06-117.1 submitted by Grand LHN II Urban Renewal, LLC (225 Grand Street)
17. Executive Session, as needed to discuss litigation, personnel or other matters.
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD