

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY

APPLICANT: HP ROOSEVELT LAND ASSOCIATES, LLC

FOR: PRELIMINARY SITE PLAN AMENDMENT APPROVAL
180 TENTH STREET
BLOCK 218, LOT 6

CASE NO.: P02-072.1

WHEREAS, the applicant HP ROOSEVELT LAND ASSOCIATES, LLC (the "Applicant"), per CONNELL FOLEY, LLC (Charles J. Harrington, III, Esq., appearing) made application to the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for Preliminary Site Plan Amendment Approval to wit: Calendar No. P02-072.1* (*the agenda lists the application as P02-072), to convert up to five (5) residential units on the ground floor to approximately 4,507 square feet of retail space, add an additional two (2) parking spaces to the development, and for related façade changes, in connection with the property located at 180 Tenth Street, Jersey City, specifically Block 218, Lot 6; and

WHEREAS, due notice of a hearing on the above said application before the Planning Board of the City of Jersey City, on April 12, 2005 and continued on April 26, 2005 at 5:30 p.m., was duly published as prescribed in the Zoning Ordinance of the City of Jersey City; and

WHEREAS, the applicant has submitted proof that it has complied with the applicable procedural requirements including the payment of fees and public notices; and

WHEREAS, all testimony having been formally heard for this application; and

WHEREAS, after consideration of the application and the testimony presented at the meeting, the Planning Board has made the following findings of fact:

FINDINGS OF FACT

1. The Applicant, HP Roosevelt Land Associates, LLC, has filed an application with the Jersey City Planning Board for Preliminary Site Plan Amendments in connection with the property located at 180 Tenth Street, Jersey City, (Block 218, Lot 6). The purpose of the application is to convert up to five (5) residential units on the ground floor to approximately 4,507 square feet of retail space.
2. The Applicant previously obtained Preliminary Site Plan approval from the Planning Board on August 27, 2002, which approval was memorialized by the Planning Board.
3. The property is located within the Transition District of the Jersey Avenue Redevelopment Plan.
4. The proposed use of the ground floor space for retail purposes is a permitted principal use.

5. The Applicant will be adding two additional parking spaces to the overall development (for a total of 69 parking spaces: 9 on site and 60 in the Newport Centre Mall) and will dedicate five parking spaces on site as parking for the retail store.
6. The Applicant will be lowering the window areas, as shown on its plans, to provide for additional windows/glazing in connection with the retail space.
7. The Applicant has agreed that any retail store at the property will not be open for 24 hours, nor will it be a large retail chain like a 7-11 store, etc.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Jersey City, County of Hudson and State of New Jersey, for the foregoing reasons, approves the within application for Preliminary Site Plan Amendment Approval to wit: Calendar No. P02-072.1* (*the agenda lists the application as P02-072), to convert up to five (5) residential units on the ground floor to approximately 4,507 square feet of retail space, add an additional two (2) parking spaces to the development, and for related façade changes, in connection with the property located at 180 Tenth Street, Jersey City, specifically Block 218, Lot 6, in accordance with the plans and testimony submitted to the Planning Board of the City of Jersey City, subject to the following conditions:

1. The Applicant shall provide for window heights of 6'6" as shown on the supplemental sketch by the Applicant's architect to the Planning Board.
2. The Applicant shall eliminate the ramps that were incorrectly shown on the plans that were submitted to the Planning Board.
3. The Applicant shall attempt to enhance the entrance to the retail space to make it appear larger.
4. The Applicant shall supply details and colors of the proposed canopy to the Division of Planning staff for review and approval.
5. The Applicant shall dedicate at least five (5) on site parking spaces for use by the customers of the retail space.
6. The Applicant shall submit revised plans to the Division of Planning incorporating the above listed conditions of approval.
7. All conditions of approval of the initial approvals shall remain in effect.

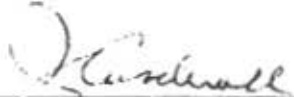
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VOTE: 4 - 0 - 2

COMMISSIONER:	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
John Cardwell, Chairman	X			
Leon Yost, Commissioner	X			
Jenì Branum, Commissioner			X	
Joan Di Nardo, Commissioner	X			
Mary Donnelly, Commissioner	X			
Sebastian D'Amico, Commissioner			X	

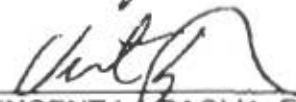


JOHN CARDWELL, CHAIRMAN
JERSEY CITY PLANNING BOARD



ROBERT COTTER, SECRETARY
JERSEY CITY PLANNING BOARD

APPROVED AS TO LEGAL FORM:



VINCENT LA PAGLIA, ESQ., ESQ.

DATE OF HEARING:

April 12, 2005 and April 26, 2005

DATE OF MEMORIALIZATION:

May 3, 2005