

**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, January 8, 2013 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
  
8. Review and discussion of the *Needs Analysis Report Concerning the Determination of the Route 440-Culver Study Area as an Area in Need of Rehabilitation and/or Redevelopment*. Formal action may be taken. **CARRIED TO FEBRUARY 5, 2013 REGULAR MEETING**
  
9. Review and discussion of the proposed Route 440 Culver Redevelopment Plan. Summary Statement: The plan, if adopted by Council, would replace current zoning regulations with new zoning regulations for properties within the above-listed Study Area. Formal Action in may be taken. **CARRIED TO FEBRUARY 5, 2013 REGULAR MEETING**
  
10. Case: P08-058.2 Minor Site Plan Amendment  
Applicant: Arshad Malik  
Attorney: Eugene O'Connell  
Review Planner: Kristin Russell  
Address: 829 Newark Ave.  
New Block: 9401 Lot: 4  
Old Block: 589 Lot: 28.A  
Zone: NC – Neighborhood Commercial  
Description: Originally approved November 5, 2008. Façade was not built as approved.
  
11. Case: P06-042 Final Major Site Plan  
Applicant: Centex Homes, LLC  
Attorney: Brian Harvey  
Review Planner: Kristin Russell  
Address: 265-275 Custer Ave.  
New Block: 29101 Lot: 6  
Old Block: 1252 Lot: 3  
Zone: Republic Container Redevelopment Plan  
Description: New townhome development with 36 units and 72 parking spaces. Originally approved June 13, 2006.
  
12. Memorialization of Resolutions
13. Executive Session, as needed, to discuss litigation, personnel or other matters
14. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD