

**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, May 8, 2007 at 5:30 p.m. in the Council Chambers of City Hall, 280 Grove Street, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Memorialization of Resolutions
6. Old Business:
7. New Business
8. Case: P05-020 Final Major Site Plan  
Applicant: TK Group LLC  
Attorney: Ron Shaljian  
Address: 172-178 Culver Ave.  
Block: 1297 Lot: 20 & M2  
Zone: West Side Avenue Redevelopment Plan, Residential district  
Description: Vacant 17,499 sf through-lot to be developed with 39 residential units and on-site ground floor parking with 41 spaces. Preliminary Approval was granted on April 5, 2005, with two subsequent amendments most recently granted April 18, 2006.
9. Case: P07-016 Preliminary Major Site Plan  
Applicant: Nams Developers, Inc.  
Attorney: Charles Harrington  
Address: 124 Monitor St.  
Block: 2095 Lot: 9  
Zone: Morris Canal Redevelopment Plan  
Description: New 2-family home on conforming vacant lot.
10. Case: P07-033 Minor Subdivision with "c" variances  
Applicant: ALT Investments Inc.  
Attorney: Charles Harrington  
Address: 431 Bramhall Ave.  
Block: 1966 Lot: 21  
Zone: R-1 One and Two-family residential  
Description: Subdivision of existing oversized lot into two new lots, one conforming and the second undersized at 2,449sf.  
Variances: lot area ,lot depth
11. Certification of Artists as recommended by the Jersey City Artist Certification Board
12. Executive Session, as needed, to discuss litigation, personnel or other matters
13. Adjournment

**MICHAEL RYAN, CHAIRMAN, PLANNING BOARD**