

**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, April 7, 2009 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. Correspondence
5. Old Business:
6. New Business

7. Section 31 Review (M.L.U.L. Section 31 40:55 D-31). Powerhouse stabilization and signage project.

8. Review and discussion of proposed amendments to the Jersey Ave Parks Redevelopment Plan. Formal action may be taken.

9. Case: P08-103 Minor Site Plan with "c" variances
Applicant: Rohan Somar
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 467 Palisade Ave.
Block: 767 Lot: 39
Zone: R-2
Description: Proposed 4-story mixed-use building with 1,703 sf of office space and 3 residential units above.
Variances: building coverage, maximum side yard; waiver for retail glazing

10. Case: P08-063 Minor Subdivision
Applicant: M. Ali Bashir
Attorney: Pro Se
Review Planner: Kristin Russell
Address: 6-8 Holmes Ave.
Block: 1634 Lot: 24.99
Zone: R-1, one- and two-family residential
Description: Subdivision of existing oversized lot into two new conforming lots.

11. Certification of Artists as recommended by the Jersey City Artist Certification Board
12. Memorialization of Resolutions
13. Executive Session, as needed, to discuss litigation, personnel or other matters
14. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD