

**JERSEY CITY PLANNING BOARD**  
**PUBLIC NOTICE**  
**REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of May 8, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business
  
7. 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.  
**Decision: Approved with conditions.**
  
8. 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.  
**Decision: Approved with conditions.**
  
- 9 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  
**Carried to June 26, 2007 regular meeting.**
  
10. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14<sup>th</sup> fl., Suite 1400, Jersey City, NJ:
  - (1) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan# P07-017 submitted by Newport Associates Development Company (1-25 14<sup>th</sup> Street)).
  - (2) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"Variances # P07-021.A submitted by Raymond Valencia (35-37 High Street).
  - (3) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c"variances # P06-131 submitted by Balbir Trikha (123 Neptune Avenue)
  - (4)Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with Deviation # P06-082 submitted by Richard Pronti (249 Halladay Street).
  - (5) Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c"variances # P06-048 submitted By Balbir Trikha (123 Neptune Avenue).
  
11. Executive Session
12. Adjournment

**MICHAEL RYAN, CHAIRMAN, PLANNING BOARD**