



CITY OF JERSEY CITY
ERRAMIAH T. HEALY, MAYOR

**HOUSING, ECONOMIC DEVELOPMENT
AND COMMERCE DEPARTMENT**

DIVISION OF CITY PLANNING
30 MONTGOMERY STREET SUITE 1
JERSEY CITY, N.J. 07302-3821
PHONE: 201.547.5010
FAX: 201.547.4323

April 8, 2009

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, April 11, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

c: Mayor's Office
Carl Czaplicki, Director, HEDC

File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of April 7, 2009.

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. **Recommended.**

8. Review and discussion of proposed amendments to the Jersey Ave Parks Redevelopment Plan. Formal action may be taken.
Carried. No date specific.

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
Decision: Approved with conditions.

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.
Description: Approved.

11. Certification of four (4) Artists as recommended by the Jersey City Artist Certification Board at meetings on November 5 & December 3, 2008 and January 7, 2009.

12. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 1. Resolution of the Planning Board of the City of Jersey Approving Preliminary Major Site Plan # P08-102 submitted by Simsmetal East, LLC (1 Linden Ave.).
 2. Resolution of the Planning Board of the City of Jersey Approving Minor Site Plan # P09-008 submitted by New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (90 Hudson Street).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P09-007 submitted by New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (345 Tenth Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P09-012 submitted by JCHA (320 Duncan Ave).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Subdivision # P09-010 submitted by JCHA (320,324 & 328 Duncan Avenue).
 6. Resolution of the Planning Board of the city of Jersey City Approving Preliminary Major Site Plan # P09-011 submitted by JCHA (324 & 328 Duncan Avenue).
 7. Resolution of the Planning Board of the City of Jersey City Approving and ratifying the proposed settlement of litigation captioned "Redwood Homes, Inc of Jersey City, et al.

13. Executive Session, as needed to discuss litigation, personnel or other matters.

14. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD