

**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, July 8, 2008 at **5:30 p.m.** in the **14th Floor Conference Room at 30 Montgomery St.,** Jersey City, New Jersey. **Parking is Available on Christopher Columbus Drive**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New Business

7. Case: P04-051 1-Year Extension to Preliminary/ Final Site Plan
Applicant: Magnolia Realty Associates, LLC
Attorney: Brian Chewcaskie
Review Planner: Kristin Russell
Address: 785 West Side Ave.
Block: 1660 Lot: 445.A & 446.A
Zone: NC - Neighborhood Commercial
Description: Construction of a four story building on a currently vacant lot. Ground floor retail and nine residential units above, approved at May 18, 2004 Planning Board meeting and extensions granted May 23, 2006 and September 25, 2007.

8. Case: P08-006 Minor Subdivision
Applicant: Build 4U Construction Inc.
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 13 Pamrapo Avenue
Block: 1380 Lot: 7
Zone: R-1 one- and two-family housing
Description: Subdivision of 5,687 sf oversized lot into two new lots of 2,843 sf each for two new two-family homes.

9. Case: P04-126.41 Amended Prel/Final Major Site Plan with "c" variances
Applicant: 845 Newark Avenue LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 845-859 Newark Avenue
Block: 590 Lot: 1a, 1b, 1c, 1f, 1g, 1h, 1j
Zone: N/C Neighborhood Commercial
Description: Construction of a new mixed use buildings on a 6,200 sf lot for 12 dwelling units and 4 retail stores. Originally approved March 29, 2005 with an Administrative Amendment on July 11, 2006. Proposed changes include basement elimination, façade changes, and signage.

Variances: sign area

10. Case: P06-117.1 Site Plan Amendment/Deviation
Applicant: Grand LHN II, Urban Renewal LLC
Attorney: Charles Harrington
Review Planner: Maryann Bucci-Carter
Address: 225 Grand Street
Block: 60.06 Lot: 4, 5, 6
Zone: Liberty Harbor North Redevelopment Plan
Description: Amendment for reduction of dwelling units from 349 to 348, façade and setback changes, height variations changed from 8, 16 and 4 stories to 8, 15 and 5 stories.

Deviation: Front yard setback, and front yard setback for "attic" story of five story building.

11. Review and discussion of proposed 23-25 Duncan Avenue Study Area as an "Area in Need of Redevelopment". Formal action may be taken.
Carried from June 18th, 2008 regular Planning Board meeting.

12. Review and discussion of proposed 23-25 Duncan Avenue Redevelopment Plan". Formal Action may be taken.
Carried from June 18th, 2008 regular Planning Board meeting.

13. Review and discussion of proposed Newark Avenue Downtown Redevelopment Plan. Formal action may be taken.
Carried. No date specific.

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

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD