

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

*******ADDENDUM*******

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, May 22, 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: P07-058 Major Subdivision
Applicant: Baldwin Asset Associates Urban Renewal Company, LLC
Rialto-Capital Urban Renewal Company, LLC
Orpheum Urban Renewal Company, LLC
Paramount Urban Renewal Company, LLC
Attorney: E.T. Paolino, Esq.
Address: Montgomery Street & Baldwin Avenue
Block: 1899 Lot: 24,24,26,29,30,31,33,34
1915 Lot: 23
Zone: Medical Center Study Redevelopment
Description: Correction to the Subdivision approved at the time of Site Plan

9. Case: P03-088 Final Major Site Plan
Applicant: JAMM Realty Corp
Attorney: Nevins McCann
Address: Newark Avneue & Louis Munoz Marin Blvd.
Block: 205 Lot: 35
Zone: Grove Street Station II Redevelopment
Description: Conformance Review for the Building and Park.

10. Case: P04-161.1 Amended Preliminary Major Site Plan
Applicant: The View at Jersey City, LLC
Attorney: Nevins McCann
Address: Mill Creek Lane
Block: 2145 Lot: 55A, 55B, 55C
Zone: Grand Jersey Redevelopment Plan
Description: Three connected high-rise towers with 575 dwelling units atop a parking and retail base. Maximum height is 30 stories including a base of approx. 3 stories Changes include adjustment of stories and building footprint, restaurant elimination and increase in retail area, four street parking spaces added, underground parking eliminated and overall number of parking spaces reduced. Originally approved November 30, 2004.

11. Case: P07-025 Preliminary Major Site Plan
Applicant: Orlando Bru
Attorney: Jon Campbell
Address: 85-87 Bostwick Avenue
Block: 1305 Lot: 6 & 7
Zone: Vacant Buildings Redevelopment Area
Description: Rehabilitation of an existing 4-story multi-family building with 16 residential units.

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12. Case: P06-168 Preliminary & Final Major Site Plan with "c" variances
Applicant: Jwala MA Montgomery, LLC
Attorney: Ron Shaljian
Address: 646 Montgomery St.
Block: 1892 Lot: 20
Zone: NC Neighborhood Commercial
Description: New 4-story building with 6 residential units and 1,736sf of retail space on a conforming 2,500sf lot.
Variance: Rear Yard
13. Case: P05-042.1 1-year extension of Preliminary & Final Site Plan, Deviation
Applicant: Jersey City Investors
Attorney: George Garcia
Address: 355 Grand St.
Block: 60.12 Lot: 3
Zone: Grand Jersey Redevelopment Plan
Description: 6-story, 90,000 sf medical office building. Originally approved May 3, 2007. Subsequently amended on October 11, 2005.
Deviation: street frontage
14. Case: P04-103 Final Major Site Plan
Applicant: Raritan Bay Associates LLC
Attorney: Charles Harrington
Address: 91-93 Maple St.
Block: 2069 Lot: 13 & 14
Zone: Morris Canal
Description: Construction of (2) two-family homes on existing conforming vacant lots. Preliminary approval granted on July 27, 2004.
15. Case: P06-151 Preliminary & Final Major Site Plan with "c" variances
Applicant: Marc Donnelly
Attorney: pro se
Address: 306-310 Newark Avenue
Block: 387 Lot: 1
Zone: NC - Neighborhood Commercial
Description: New multi-family building with 6-units, 3 parking spaces, and 1,310 sf of office and retail space
Variances: parking
16. Case: P06-123 Minor Site Plan with 'c' variances
Applicant: Malik Arshad
Attorney: Pro Se
Address: 296 Magnolia Avenue
Block: 1862 Lot: 31
Zone: OR Office/Residential
Description: New construction of three-family home.
Variances: lot area, lot width, front yard, side yards, parking.
Carried from the April 10th, 2007 meeting.
17. Certification of Artists as recommended by the Jersey City Artist Certification Board
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD