

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

Please take notice the Planning Board took the following action at the Regular Meeting of May 22, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business:
6. New 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  
**Decision: Approved with conditions.**
  
9. Case: P03-088 Final Major Site Plan  
Applicant: JAMM Realty Corp  
Attorney: Nevins McCann  
Address: Newark Avenue & Louis Munoz Marin Blvd.  
Block: 205 Lot: 35  
Zone: Grove Street Station II Redevelopment  
Description: Conformance Review for the Building and Park.  
**Decision: Approved with conditions.**
  
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.  
**Decision: Approved with conditions.**
  
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.  
**Decision: Approved with conditions.**
  
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  
**Decision: Approved with conditions.**
  
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, 2005. Subsequently amended on October 11, 2005.  
Deviation: street frontage  
**Decision: Approved.**

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.  
**Decision: Approved with condition**
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  
**Carried to June 26, 2007 regular meeting.**
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.  
**Decision: Approved with condition.**
17. 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 Minor Site Plan with “c” variances # P06-156 submitted by Nerendra Bhatt and Rekha Bhatt (52-54 Wallis Avenue)
  - (2) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c”Variances # P06-153 submitted by Nerendra Bhatt and Rekha Bhatt (52-54 Wallis Avenue)
  - (3) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “c”variances # P06-162 submitted by KS Developers (52-54 Randolph Avenue.
  - (4)Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan with “c”variances # P04-178 submitted by Ziggy Rozalski (386-388 Seventh Street)
  - (5) Resolution of the Planning Board of the City of Jersey City Approving Final Site Plan with # P01-098.1 submitted By Cali Harborside(fee)Associates.L.P. (Christopher Columbus Drive and Hudson St- Plaza IV).
18. Executive Session  
19. Adjournment

**MICHAEL RYAN, CHAIRMAN, PLANNING BOARD**