

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

Please take notice the Planning Board took the following action at the Regular Meeting of March 13, 2007:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Old Business: .
6. New Business
  - A. Case: P07-035 Minor Subdivision  
Applicant: MLK Drive Urban Renewal, LLC  
Attorney: E. T. Paolino, Esq.  
Address: 412-418 MLK Drive  
Block: 1974 Lot: 28,29,30,31  
Zone: Martin Luther King Redevelopment Plan  
Description: re-subdivision to match party walls and parking lot edge.  
**Decision: Approved.**
  - B. Case: P03-056.1 Final Site Plan Amendment  
Applicant: MLK Drive Urban Renewal, LLC  
Attorney: E. T. Paolino, Esq.  
Address: 412-418 MLK Drive  
Block: 1974 Lot: 28,29,30,31  
Zone: Martin Luther King Redevelopment Area  
Description: Provide additional parking spaces within existing paved area  
**Decision: Approved.**
7. New Business
  - Case: P07-032 Preliminary Major Site Plan with Deviations  
Applicant: The Ideal Supply Company  
Attorney: Dan Keo  
Address: 453 and 437 Communipaw Avenue  
Block: 2040 Lot: 9.C & 12.C  
Zone: Morris Canal Redevelopment Plan, I-A Subdistrict.  
Description: Demolition and construction of new 54,134 Square Foot Industrial Warehouse facility with rear parking lot.  
Deviations: Lot size, front yard setback, and side yard setback.  
**Decision: Approved with conditions.**
8. Section 31 Review (M.L.U.L. Section 40:55D-31) for recommendations on County Complex at 257 Cornelison Avenue. **Recommended with conditions .**
9. Review and discussion of proposed amendments to the Stormwater Control Ordinance. Formal action may be taken. **Recommended to City Council for Adoption.**
10. Case: P01-098.1 Final Major Site Plan  
Applicant: Cali Harbor side (Fee) Associated L.P.  
Attorney: Glenn Kiencz, Esq.  
Address: Hudson Street & Columbus Drive  
Block: 10 Lot: 20  
Zone: Exchange Place North Redevelopment Plan  
Description: Plaza 4, Harborside Financial Center, 1,067,000sf office tower with 600 parking spaces and ground floor retail.  
**Decision: Approved with conditions**
11. Case: P06-147 Preliminary & Final Major Site Plan  
Applicant: Abdul Majeed  
Attorney: pro se  
Address: 363 Wayne Street  
Block: 2126 Lot: 4.D  
Zone: Montgomery Street Redevelopment Plan  
Description: 1,026sf addition to the rear of an existing residential structure.  
**Decision: Approved with conditions.**
12. Case: P06-106 Preliminary Major Site Plan  
Applicant: Yad Bhatti  
Attorney: Jon Campbell  
Address: 201 Halladay Street  
Block: 2035 Lot: 1  
Zone: Morris Canal Redevelopment Plan  
Description: New two-family home on a conforming corner lot.  
**Decision: Approved with conditions.**

13. Case: P06-179 Preliminary Major Site Plan  
Applicant: Newport Associates Development Company  
Attorney: Charles Harrington  
Address: 75 Fourteenth Street  
Block: 20 Lot: 3.10  
Zone: Newport Redevelopment Plan  
Description: New mixed-use building with 341 dwelling units and 16,261sf of retail space. 29 stories tall atop a 1-story retail base.

**Decision: Approved with conditions.**

14. Case: P07-021 Preliminary Major Site Plan  
Applicant: Newport Associates Development Company  
Attorney: Charles Harrington  
Address: 45 Fourteenth Street  
Block: 20 Lot: 3.15, 3.16  
Zone: Newport Redevelopment Plan  
Description: New 17-story mixed-use multi-family building with 146 residential units and 5,833sf of ground floor retail.

**Decision: Approved with conditions.**

15. Case: P06-083 Preliminary & Final Major Site Plan with deviations  
Applicant: Cumberland Farms, Inc.  
Attorney: Laurence Rothstein  
Address: 195 Twelfth Street  
Block: 254 Lot: E.4  
Zone: Jersey Avenue Redevelopment Plan  
Description: New gas station with 2,788sf convenience store and fuel bays.  
Deviations: Parking, signage

**Decision: Approved with conditions.**

16. Case: P06-079 Preliminary and Final Major Site Plan  
Applicant: Boca Co., LLC  
Attorney: George Garcia  
Address: 205-211 Baldwin Avenue  
Block: 1878 Lot: 5A, 5B, 6, and 7  
Zone: Central Business District  
Description: Construction of new 40 unit 9 story residential building.

**Decision: Approved with conditions.**

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 # P06-154 submitted by J.C. Episcopal Community Dev.Corp.(155-157 Bergen Ave).

(2) Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan# P07-005 submitted by Newport Assoc.Dev. Co.(2 Shore Lane - Site 2D in NEQ).

(3) Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with “Deviation #P05-144 and Preliminary/Final Site Plan with Deviation # P05-087 submitted by Habitat for Humanity of Greater J.C. Area ( 476-478 Ocean Ave).

18. Executive Session

19. Adjournment

**MICHAEL RYAN, CHAIRMAN, PLANNING BOARD**