

## JERSEY CITY PLANNING BOARD - PUBLIC NOTICE/LEGAL AD

Please take notice that the Jersey City Planning Board took the following actions at the May 4, 2021 virtual

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Desai, Langston, Torres, Gangadin, Horton, Allen*
4. Swear in Staff
5. Correspondence
6. OLD BUSINESS
7. Case: P20-105  
For: Preliminary and Final Major Site Plan with 'c' Variances  
Address: 665-669 Grand Street  
Applicant: Mecca Realty Properties Inc  
Review Planner: Matt Ward  
Attorney: Stephen Joseph, Esq.  
Block: 17301            Lot: 4 and 5  
Zone: Morris Canal Redevelopment Plan  
Description: Proposed 4-story mixed use building with 23 dwelling units, 4,136 square feet of ground floor commercial and 7 off-street parking spaces in the Mixed Use - E district.  
Variances: Curb-cut location, maximum curb-cut width, minimum residential parking, parking at-grade, parking location, minimum drive aisle.  
**Decision: Denied 5-0**
8. Case: P20-072  
For: Minor Site Plan  
Address: 370-372 Princeton Avenue  
Applicant: 370 Princeton, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Cameron Chester Black, AICP, PP  
Block: 28904            Lot: 12 & 13  
Zone: Chapel Avenue Industrial Park Redevelopment Plan  
Description: Three story multi dwelling 7 units (6 + basement unit)  
**Decision: Withdrawn**
9. ADJOURNMENTS
10. Case: P20-058  
For: Preliminary Major Site Plan with 'c' Variances  
Address: 2 Sixth Street  
Applicant: Newport Associates Development Company  
Attorney: Frank Regan  
Review Planner: Matt Ward  
Block: 7302            Lot: 55  
Zone: Newport and Harsimus Cove Station Redevelopment Plans  
Description: Proposed development of ~8.5 acre site located on the Hudson River Waterfront aka 6th Street Pier for the construction of 5 residential high rise towers with 2 parking podiums containing 1,998 dwelling units, 1,009 structured parking spaces, 3,185 square feet of commercial / retail space, related site circulation, public open space and waterfront walkway.  
Variances: Minimum Yard Factor, More than one principal structure on a lot  
**CARRIED TO A DATE UNCERTAIN**
11. Case: P20-134  
For: Minor Subdivision  
Address: 3085 Kennedy Boulevard  
Applicant: Journal Square Estates, LLC  
Attorney: Charles J. Harrington, III  
Review Planner: Timothy Krehel AICP PP  
Block: 6304            Lot: 4 (as subdivided - Lot 4.01 and 4.02) & 5.01  
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use - Corner Lot Bonus A)  
Description: Subdivide the existing lot to facilitate the development of two twelve (12) story mixed use buildings in a phased development containing a total of 373 residential units (183 in Phase 1 and 190 in Phase 2) with ground floor retail/commercial and 72 parking spaces (36 in each phase).  
Variance(s): None  
**CARRIED TO MAY 18, 2021 MEETING WITH PRESERVATION OF NOTICE**
12. Case: P20-135  
For: Preliminary and Final Major Site Plan w/ "c" Variances

Address: 3085 Kennedy Boulevard  
Applicant: Journal Square Estates, LLC  
Attorney: Charles J. Harrington, III  
Review Planner: Timothy Krehel AICP PP  
Block: 6304                Lot: 4 (as subdivided - Lot 4.01 and 4.02) & 5.01  
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use - Corner Lot Bonus A)  
Description: Development of two twelve (12) story mixed use buildings in a phased development containing a total of 373 residential units (183 in Phase 1 and 190 in Phase 2) with ground floor retail/commercial and 72 parking spaces (36 in each phase).  
Variance(s): Minimum first floor ground to ceiling height (14' 8" proposed, 15' required); green roof elements requirements; drive aisle width.  
**CARRIED TO MAY 18, 2021 MEETING WITH PRESERVATION OF NOTICE**

13. NEW BUSINESS

14. Case: P20-152  
For: Final Major Site Plan Amendment w/ “c” Variances  
Address: 615 Pavonia Avenue, 605 Pavonia Avenue, and 595 Pavonia Avenue f/k/a 595-621 Pavonia Avenue; 535-539 Summit Avenue and 136 Magnolia Avenue  
Applicant: Journal Square II Urban Renewal LLC  
Attorney: James McCann, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: C0001, C0002, C0003 f/k/a 9501                Lot: 4.01 (Lots 4-8 and 10-16)  
Zone: Journal Square 2060 Redevelopment Plan – Zone 1  
Description: Applicant proposes amendments to final site plan approval with deviations for Phase Two of “Journal Squared,” a three-phase mixed-use project to permit a total of 1,842 residential units, parking for 786 vehicles, 29,00 square feet of retail, restaurant, commercial space, and 132 signs. Changes include redesign of the interior lobby, changes to Retail Area C, removal of metal cladding, reduction of street frontage for Phase 2, increase ground floor transparency, drive aisle, new signage, addition f bollards bike storage count, changes to streetscape, and changes to the grading and drainage plan.  
Variances: Signage, mechanical screening, street frontage percentage for blank walls/meter rooms, etc., and architectural interest on blank walls.  
**CARRIED TO MAY 18, 2021 MEETING WITH PRESERVATION OF NOTICE**

15. Case P20-139  
For: Preliminary and Final Major Site Plan with ‘c’ Variances  
Address: 101 (aka 221) Grove Street  
Applicant: One Grove Property LLC  
Attorney: Charles Harrington, Esq.  
Review Planner: Tanya Marione, PP, AICP  
Block: 15906                Lot: 1  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Proposed 13-story mixed-use building with 198 dwelling units, 975 square feet of ground floor retail, 80 off-street parking spaces.  
Variances: Minimum required parking, Maximum permitted ground floor-to-floor height  
Number of signs, Minimum Green Area Ratio, Maximum number of stories, Minimum building height in feet  
**CARRIED TO MAY 18, 2021 MEETING WITH PRESERVATION OF NOTICE**

16. Case: P20-153  
For: Administrative Amendment  
Address: 345 Baldwin Avenue  
Applicant: 345 Baldwin LLC  
Attorney: Thomas Leane, Esq.  
Review Planner: Timothy Krehel AICP PP  
Block: 8203 Lot: 11  
Zone: Journal Square 2060 Redevelopment Plan - Zone 4  
Description: Administrative amendment to previous approvals in order to make interior amendment to the building including creation of a new cellar, relocation of amenity space. Minor façade changes are proposed regarding material and the removal of approved balconies.  
**Decision: Approved with conditions 6-0**

17. Case: P21-028  
For: Interim Use  
Address: 99 Hudson Street  
Applicant: COA 99 Hudson, LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Cameron Chester Black, AICP, PP  
Block: 14507                Lot: 1

Zone: Colgate Redevelopment Plan Area

Description: One (1) year extension

**Decision: Approved with conditions 5-0**

18. Case: P21-005

For: Minor Site Plan with “c” variance

Address: 100 Polar Way

Applicant: Trademark Sign, LLC

Attorney: John A. Rentschler, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block: 3006 Lot: 9

Zone: P1

Description: 449 square foot signage

Variances: Permitted maximum signage area of 200 square feet

**Decision: Approved with conditions 6-0**

19. Case: P20-087

For: Preliminary & Final Major Site Plan with variances

Address: 415-417 Palisade Avenue

Applicant: 377 Ogden Ave JC, LLC

Attorney: Ben Nadell, Esq.

Review Planner: Mallory Clark-Sokolov, AICP

Block: 3902 Lot: 35, 36

Zone: R2-D

Description: Renovation and expansion of existing three (3) story dwelling units for a four (4) story, nine (9) unit building with one live-work unit

Variances: Rear-yard setback

**Decision: Approved with conditions 6-0**

20. Case: P20-095

For: Minor Subdivision & Minor Site Plan

Address: 55 Henry Street

Applicant: Abdul & Bibi Aziz

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 10901 Lot: 37

Zone: R-1

Description: Subdivision of one lot into two with the existing building to remain and proposed construction of a new two (2) family two (2) story building on the newly created lot.

Variances: Subdivision: Minimum Lot Depth, Minor Site Plan: front yard setback, rear yard setback

**Decision: Approved with conditions 6-0**

21. Case: P20-116

For: Preliminary and Final Major Site Plan with “c” Variances

Address: 306 Newark Avenue

Applicant: BGT Enterprises

Review Planner: Lindsey Sigmund, AICP

Attorney: Charles Harrington, Esq.

Review Planner: Lindsey Sigmund, AICP

Block: 9901 Lot: 1

Zone: NC – Neighborhood Commercial

Description: Proposed five (5)-story mixed-use building with twelve (12) residential units and 1,558 SF of ground floor commercial space.

Variances: Rear yard setback, Rooftop appurtenance setback

**CARRIED TO JUNE 8, 2021 MEETING WITH PRESERVATION OF NOTICE**

22. Case: P20-117

For: Preliminary and Final Major Site Plan with “c” Variance

Address: 325-329 Newark Avenue

Applicant: BGT Enterprises

Attorney: Charles Harrington, Esq.

Review Planner: Lindsey Sigmund, AICP

Block: 11001 Lot: 6

Zone: NC – Neighborhood Commercial

Description: Proposed five (5)-story mixed-use building with sixteen (16) residential units and 1,976 SF of ground floor commercial space.

Variances: Rear yard setback

**CARRIED TO JUNE 8, 2021 MEETING WITH PRESERVATION OF NOTICE**

23. Case: P20-090
- For: Minor Subdivision & Preliminary / Final Major Site Plan w/ “c” Variances
- Address: 150 Vroom Street
- Applicant: SSB Goler, LLC
- Attorney: Gary Grant
- Review Planner: Timothy Krehel, AICP PP
- Block: 12107            Lot: 28
- Zone: Journal Square 2060 (Zone 8: Bergen Square)
- Description: Construction of a five (5) story mixed-use building with 16 residential units with ground floor commercial retail space.
- Variance(s): Lot Depth, Max Building Height, Front Yard setback, Rear Yard setback.
- CARRIED TO JUNE 8, 2021 MEETING WITH PRESERVATION OF NOTICE
24. Case: P20-144
- For: Minor Subdivision w/ “c” Variances
- Address: 73 Reservoir Avenue
- Applicant: 73 Reservoir, LLC
- Attorney: Stephen Joseph, Esq.
- Review Planner: Timothy Krehel, AICP PP
- Block: 5006            Lot: 6
- Zone: R-1
- Description: Subdivide a 5,222 SF lot into two (2) new lots in the R-1 Zone. Proposed Lot 6.01 will be 2,822 SF with dimensions of 29.38x100.03 (Conforming). Proposed lot 6.02 will be 2,400 SF with dimensions of 24x100 (Non-Conforming). Construction of a new three (3) story, two family dwelling on proposed lot 6.02 with a “c” variance for garage dimensions.
- Variance(s): Minimum lot area, Minimum lot width, garage dimensions.
- CARRIED TO MAY 18, 2021 MEETING WITH PRESERVATION OF NOTICE, Testimony Taken
25. Case: P20-091
- For: Minor Site Plan with “c” Variance
- Address: 89 Bright Street
- Applicant: Green Homes Developer, Inc.
- Attorney: Thomas Leane, Esq.
- Review Planner: Lindsey Sigmund, AICP
- Block: 13905            Lot: 11
- Zone: Historic (H) – Van Vorst Park
- Description: Proposed four (4)-story residential building containing three (3) dwelling units.
- Variances: Height in Feet
- Decision: Approved with conditions 6-0
26. Case: P20-092
- For: Major Site Plan with ‘c’ variances
- Address: 12 & 24 Brooks St
- Applicant: Bates Redevelopment LLC
- Attorney: Thomas Leane, Esq.
- Review Planner: Mallory Clark-Sokolov, AICP
- Block: 13803            Lot: 14-19
- Zone: Bates Street Redevelopment Plan
- Description: Proposed six (6) story, eighty (80) unit structure with ground floor retail and 80 parking spaces. Utilizing Bonus ‘A’ within the plan
- Variances: minimum front yard setback, maximum building coverage above ground floor
- CARRIED TO MAY 18, 2021 MEETING WITH PRESERVATION OF NOTICE
27. Memorialization of following Resolutions are available upon request at [cityplanning@icnj.org](mailto:cityplanning@icnj.org)
1. Resolution of the Planning Board of the City of Jersey City approving an administrative amendment #P20-160, submitted by Newport NJ Hotel Associates, LLC (540 Washington Blvd.) Block 7302.02 Lot 2
2. Resolution of the Planning Board of the City of Jersey City approving an amendment to an amended preliminary major site plan and final major site plan with deviations amendment #P20-154, submitted by 88 Regent Street, LLC (88 Regent St.) Block 14002 Lots 1.02 & 1.06
28. Executive Session, as needed, to discuss litigation, personnel or other matters
29. Adjournment
- CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD