

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

**Please take notice that the Jersey City Planning Board took the following actions at the July 6, 2021 virtual meeting.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Gonzalez, Torres, Cruz, , Allen, Gangadin, Langston*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Review and discussion of the Report Concerning the Determination of The Sixth Street Embankment Study 2021 as an Area in Need of Redevelopment. **7-0 approved and recommended for designation as an area in need of redevelopment with condemnation ; 7-0 approved and recommended for designation as an area in need of redevelopment with non-condemnation**
8. New Business
9. Review and Discussion of adoption of Jersey City Climate and Energy Action Plan as an element of the Jersey City Master Plan. Initiated by city staff.  
**Carried to the July 20, 2021 meeting with preservation of notice.**
10. Review of amendments to the Journal Square 2060 Redevelopment Plan regarding Inclusionary Zoning provisions. **Adjourned to date uncertain**
11. 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  
**Decision: Approved 7-0**
12. 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.  
**Not heard; not carried**
13. Case: P20-176  
For: Preliminary and Final Major Site Plan with "c" Variances  
Address: 61-63 Sip Avenue / 54 Jones Street  
Applicant: 61-63 Sip Avenue LLC  
Review Planner: Timothy Krehel AICP PP  
Attorney: Eugene T. Paolino, Esq.  
Block: 10704 Lot: 38-39  
Zone: Journal Square 2060 (Zone 7: Deco)  
Description: Proposed construction of a ten (10) story mixed use structure containing 72 residential dwelling units and ground floor commercial retail space.  
Variance(s): Maximum Building Height, Rear Yard Setback, Minimum Step back after 8th floor, Building Materials, Building Base, Minimum Improved Open Space (Ground Floor)  
**Decision: Approved 7-0**
14. Case: P21-034  
For: Minor Site Plan  
Address: 587 Summit Avenue

Applicant: M&T Bank

Attorney: Robert Cavanaugh, Jr.

Review Planner: Timothy Krehel AICP PP

Block: 7902 Lot: 36, 37

Zone: Journal Square 2060 (Zone: 5 Commercial Main Street)

Description: Applicant (M&T Bank) is proposing ADA (American Disabilities Act) improvements to their property, which will include the installation of a wheelchair ramp.

Variance(s): None

**Decision: Approved 7-0**

15. Case: P20-131

For: Minor Site Plan

Address: 249 Bergen Avenue

Applicant: B.I.I.I Holdings, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 24101 Lot: 10

Zone: R-3

Description: Minor Site Plan for a 4-story 4-unit (3 bedrooms each) multifamily home

**Decision: Approved 7-0**

16. Case: P21-041

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

Address: 49 Fisk Street Applicant: 49 Fisk Property Owner LLC

Attorney: Donald Pepe, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 22103 Lot: 1

Zone: Route 440 Culver Redevelopment Plan Description: Proposal for a new 6-story building with 337 versus the original 338 dwelling units, 143 versus 144 parking spaces and 169 bike parking spaces. Balcony modifications are proposed and amenity layout changes will be proposed.

Variances: Creation of a new block and right-of-way, accessory uses and structures, rear yard setback, maximum floor-to-ceiling height without a mezzanine in Mid-Rise A, maximum floor-to-ceiling height without a mezzanine in Mid-Rise B.

**Decision: Approved with conditions 7-0**

17. Case: P20-149

For: Administrative Amendment

Address: 70 Central Ave

Applicant: Legacy Development Group, LLC

Review Planner: Matt Ward

Attorney: Charles Harrington

Block: 5704

Lot: 1, 2 and 30

Zone: Hopkins and Central Avenues Redevelopment Plan

Description: Administrative amendment to a Preliminary and Final Major Site Plan approval under P18-154 to include removal of the loft spaces on the upper story, alterations to the cellar and ground floor parking levels, modifications to unit layouts, modification and reduction of the rooftop deck area, and clarifications to building elevations and overall height showing a one foot decrease.

**Decision: Approved with conditions 7-0**

18. Case: P21-025

For: Preliminary and Final Major Site Plan Amendment w/ “c” variances

Address: 99 Storms Ave & 253 Monticello Ave

Applicant: Storms 99 LLC

Review Planner: Cameron Black, AICP, PP

Attorney: Charles Harrington, Esq.

Block: 15003 Lot: 18 and 19

Zone: NC

Description: facade and interior layout changes to a 6 story (65') 50 unit mixed use building with

Variances: Stories, Setback for roof top structure, min. Rear yards setback, no retail space, residential apartments above ground floor, number of signs, signage area, and street trees

**Decision: Approved with conditions 7-0**

19. Case: P21-077

For: Site Plan Two (2) Year Extension

Address: 99 Storms Ave & 253 Monticello Ave

Applicant: Storms 99 LLC

Review Planner: Cameron Black, AICP, PP

Attorney: Charles Harrington, Esq.

Block: 15003 Lot: 18 and 19

Zone: NC

Description: Applicant request to extend previously approved preliminary and final major site plan obtained under case # P19-057 and site plan amendment under case # P21-025 for facade and interior layout changes.

Description: facade and interior layout changes to a 6 story (65') 50 unit mixed use building with

Variances: Stories, Setback for roof top structure, min. Rear yards setback, no retail space, residential apartments above ground floor, number of signs, signage area, and street trees

**Decision: Approved 7-0**

**20. Memorialization of the following resolutions are available upon request at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)**

1. Resolution of the Planning Board of the City of Jersey City approving review and discussion of amendments to the Land Development Ordinance regarding Cannabis Establishments.

21. Executive Session, as needed, to discuss litigation, personnel or other matters

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD