

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

**Please take notice that the Jersey City Planning Board took the following actions at the January 5, 2021 virtual meeting.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Langston, Gonzalez, Thakur, Allen, Horton, Gangadin, Cruz*
4. Swear in Staff
5. Correspondence
6. Old Business
  
7. Case: P20-098  
For: Preliminary and Final Major Site Plan w/ "c" Variance  
Address: 415-435 Summit Avenue  
Applicant: TRG Summit, Summit & Sip LLC  
Review Planner: Erica Baptiste  
Attorney: Eugene Paolino, Esq.  
Block: 100704            Lot: 2 & 6  
Zone: Journal Square 2060 Redevelopment Plan -  
Description: Proposal to construct a 26 story mixed-use tower on a base structure containing 4, 434 square feet of ground floor commercial/retail use, 386 dwelling units, residential amenity space and a parking garage for 51 parking spaces and 200 bicycle spaces.  
Variances: Ground floor non-residential floor height, tower on a base side yard setback, maximum building height.  
**Decision: Approved with conditions 7-0**
  
8. New Business
  
9. Case: P20-070  
For: Site Plan Amendment  
Address: 626 Newark Avenue  
Applicant: 626 Newark, LLC  
Review Planner: Erica Baptiste  
Attorney: Charles Harrington, III.  
Block: 8101            Lot: 28 & 29  
Zone: Journal Square Redevelopment Plan – Zone 4/5, Central Avenue Extension  
Description: Amend approved preliminary and final major site plan with "c" variances (Case No. P18-191) of a 27-story building by reduce size of cellar, remove 5' setback at second and third floors, increase unit count by 38 units, remove electric vault from cellar, redesign building façade with EIFS, and remove plants from roof.  
Variances: EIFS and maximum required retail frontage.  
**Carried January 19, 2021 without preservation of notice**
  
10. Case: P20-081  
For: Site Plan Amendment w/ "c" Variance  
Address: 407-413 Summit Avenue  
Applicant: 413 Summit Holding, LLC  
Review Planner: Erica Baptiste  
Attorney: Thomas P. Leane, Esq.  
Block: 10704            Lot: 7, 8  
Zone: Journal Square 2060 - Zone 3: Commercial Center  
Description: Amendment to add a mezzanine to the ground floor making the building 19 stories. The building will not exceed the maximum permitted feet in height. Other changes include relocation of interior spaces, decrease in parking from 16 to 10, changes in unit types and façade changes.  
Deviation: Maximum number of stories  
**Decision: Approved with conditions 7-0**
  
11. Presentation of the Jersey City Parking Management Plan for addition to the Jersey City Master Plan Circulation Element. **Carried to January 19, 2021 meeting with preservation of notice**
  
12. Review and discussion of a Master Plan Reexamination Report regarding amendment to the Jersey City Master Plan Circulation and Land Use Elements. Staff initiated.  
**Carried to January 19, 2021 meeting with preservation of notice**
  
13. Review and discussion of the retiring of the expired Webster Avenue Redevelopment Plan for adoption as regular zoning. Amendments initiated by Staff.  
**Carried to January 19, 2021 meeting**

14. Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan regarding the permitting office and medical office uses on the ground floor and permit office use in excess of 10% of gross floor area. Petitioned by Kay 321 Washington Properties, LLC. Formal action may be taken.  
**Recommended to City Council for Adoption 7-0**
15. Case: P19-171  
 For: Preliminary and Final Major Site Plan w/ "c" Variance  
 Address: 16-20 Nevin Street  
 Applicant: 12 Nevin, LLC  
 Review Planner: Cameron Chester Black, PP, AICP  
 Attorney: Stephen Joseph, Esq.  
 Block: 15004 Lot: 40, 41, and 42  
 Zone: McGinley Square East Redevelopment Plan  
 Description: A 5-story building with 20 units and 11 parking spaces  
 Variances: minimum side yard step back  
**Decision: Approved with conditions 7-0**
16. Case: P20-136  
 For: Preliminary and Final Major Site Plan w/ "c" Variances  
 Address: 14-16 Burma Road  
 Applicant: 14-16 Burma Road Industrial LLC  
 Review Planner: Erica Baptiste  
 Attorney: Eugene Paolino, Esq.  
 Block: 24304 Lot: 8  
 Zone: Liberty Harbor North Redevelopment Plan  
 Description: Proposal to construct a two (2) story new film studio with three (3) sound stages, support office space and onsite parking.  
 Variances: Parking fronting the street, landscaping along access drive, exterior parking, landscaping areas along street line, street trees in interior of parking lot, shielding of light, size of signage, maximum number of signage, setback from adjacent parking lot, and minimum lot size.  
**Carried to January 19, 2021 meeting with preservation of notice**
17. Case: P20-143  
 For: Preliminary and Final Major Site Plan Amendment w/ "c" Variances  
 Address: 10 Journal Square  
 Applicant: One Journal Square Tower North Urban Renewal Company LLC  
 One Journal Square Tower South Urban Renewal Company LLC  
 One Journal Square Partners Urban Renewal Company LLC  
 One Journal Square Condominium Association, Inc.  
 Review Planner: Timothy Krehel  
 Attorney: Eugene Paolino, Esq.  
 Block: 9501 Lot: 23  
 Zone: Journal Square 2060 – Zone 1: Core District  
 Description: Proposed mixed-use project to be constructed in two (2) phases. Phase I will involve the reconstruction of a new design for the existing plaza area and the construction of a fifty-two (52) story residential tower over a twelve (12) story base building. The base will have retail, residential lobbies, and parking for approximately 500 cars. The base and "Tower North" will have a total of 966 residential units. Phase II involves the construction of a second fifty-two (52) story residential tower and will contain 757 residential units. Approximately 380 additional parking spaces will be added to the base as part of Phase II.  
 Variances: Driveway Width, Maximum diagonal dimension between building corners.  
**Decision: Approved 6-0 (Horton recused)**
18. Case: P20-079  
 For: Preliminary and Final Major Site Plan  
 Address: 30 Park Lane North  
 Applicant: Wave 2, LLC  
 Review Planner: Cameron Chester Black, AICP, PP  
 Attorney: Ronald Shaljian, Esq.  
 Block: 7302 Lot: 3.13  
 Zone: Newport Redevelopment Plan  
**Carried to January 19, 2021 meeting with preservation of notice**
19. Case: P20-128  
 For: Preliminary & Final Major Site Plan w/ "c" Variances  
 Address: 454 Second Street  
 Applicant: 454 2nd JC Group LLC  
 Review Planner: Timothy Krehel, AICP, PP  
 Attorney: Jason R. Tuvel, Esq.  
 Block: 11008 Lot: 1.01  
 Zone: Merseles Street Redevelopment Plan

Description: Proposed Construction of a four (4) story building with forty eight (48) residential units.  
Variance(s): Transformer Location, Lighting  
**Decision: Approved with conditions 7-0**

20. Case: P20-083

For: Minor Site Plan

Address: 308 Academy Street

Applicant: Xiu Qin Liu

Review Planner: Timothy Krehel, AICP PP

Attorney: Stephen Joseph, Esq.

Block: 12106 Lot: 13

Zone: Journal Square 2060 (Zone 8: Bergen Square)

Description: Proposed construction of a four (4) story building with nine (9) residential units.

Variances: Side yard Set Back, Roof Structures and appurtenances.

**Carried to January 19, 2021 meeting with preservation of notice**

21. Memorialization of the following resolution 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 preliminary and final major site plan with 'c' variances #P20-107, submitted by AB Cruz Construction Co., Inc. (866 Newark Ave.) Block 7826 Lot: 23

2. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan amendment with 'c' variances #P20-143, submitted by One Journal Square Tower North Urban Renewal Company LLC, One Journal Square Tower South Urban Renewal Company LLC, One Journal Square Partners Urban Renewal Company LLC, One Journal Square Condominium Association, Inc. (10 Journal Square) Block 9501 Lot: 23

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD