

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

Please take notice that the Jersey City Planning Board took the following actions at the January 19, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call- *Langston, Gonzalez, Torres, Allen, Horton, Cruz*
4. Swear in Staff
5. Correspondence
6. Old Business

7. Adjournments

1. Case: P20-070
For: Site Plan Amendment
Address: 626 Newark Avenue
Applicant: 626 Newark, LLC
Review Planner: Erica Baptiste
Attorney: Charles Harrington, III, Esq.
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 TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE.
2. Case: P20-114
For: Preliminary and Final Major Site Plan / “c” Variance
Address: 900 Bergen Avenue
Applicant: 900 Bergen LLC
Review Planner: Erica Baptiste
Attorney: Charles Harrington, III, Esq.
Block: 10701 Lot: 4
Zone: Journal Square 2060 Redevelopment Plan – Zone 7: Deco
Description: Demolition of existing building to construct a new eight (8) story mixed use building with ground floor commercial space and fifty (50) residential units.
Variance(s): height
CARRIED TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE.
3. Case: P20-082
For: Preliminary and Final Major Site Plan w/ “c” Variance
Address: 855-857 Bergen Avenue
Applicant: Stonebridge Capital LLC
Review Planner: Erica Baptiste
Attorney: Charles J. Harrington, III, Esq.
Block: 12107 Lot: 25, 26
Zone: Journal Square 2060 - Zone 8: Bergen Square
Description: Development of a mixed use five (5) story building with fifty-one (51) residential units and ground floor retail/commercial space
Variances: height
CARRIED TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE
4. Case: P20-171
For: Administrative Amendment
Address: 618 Pavonia Avenue
Applicant: 618 Pavonia LLC
Attorney: Charles Harrington, III., Esq.
Review Planner: Erica Baptiste
Block: 7905 Lot: 20, 21, 22, and 23
Zone: Journal Square Redevelopment Plan – Zone 3, Commercial Center
Description: Amendment to Case No. P19-145 to remove the cellar level and relocate utility and mechanical rooms to second floor, remove rooftop pool, remove building marquee and reconfigure interior building layouts.
CARRIED TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE

8. New Business
9. Discussion of annual Planning Board reorganization.
Langston voted as Chairman 5-0-1 (Langston Abstained) Gonzalez voted as Vice Chair 5-0-1 (Gonzalez Abstained)
10. Review and discussion of amendments to the Bayfront I Redevelopment Plan regarding restated requirements, updated maps and standards and the Bayfront Redevelopment Master Plan as well as the amendments to the boundary of the Droyers Point Redevelopment Plan. Amendments sponsored by City Planning staff.
Recommended to City Council for Adoption 6-0
11. Presentation of the Jersey City Parking Management Plan for addition to the Jersey City Master Plan Circulation Element. **Approved 5-1 (Horton No)**
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. **Approved 5-1 (Horton No)**
13. Review and discussion of the retiring of the expired Webster Avenue Redevelopment Plan for adoption as regular zoning. Amendments initiated by Staff. **Recommend to City Council for Adoption 6-0**
14. 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.
Decision: Approved with conditions 6-0
15. 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
Description: Proposal for a 33-story mixed use tower with 391 units with 7,970 square feet of retail.
Decision: Approved with conditions 6-0
16. 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 THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE.

17. Case: P20-125
 For: Preliminary and Final Major Site Plan
 Address: 134 Newark Avenue
 Applicant: Rani Management LLC
 Review Planner: Erica Baptiste
 Attorney: Ronald Shaljian, Esq.
 Block: 11404 Lot: 21
 Zone: Neighborhood Commercial (NC)
 Description: Renovation of the top four (4) floors and cellar of existing five (5) story building. Existing ground floor commercial to remain with modifications.
CARRIED TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE.
18. Case: P20-148
 For: 1 year extension
 Address: 307 Pine Street / 326-328 Johnston Avenue
 Applicant: Rammarayana Properties, LLC
 Review Planner: Erica Baptiste
 Attorney: Patrick Conlon, Esq.
 Block: 17505 Lot: 10 & 11
 Zone: Morris Canal Redevelopment Plan – Transit Oriented Development North
 Description: 1-year extension request of approved Case No. P16-031 to construct a five (5) story plus mezzanine mixed-use building for twenty (20) residential units, 1,862.5 square feet of retail space and two (2) parking spaces on the ground floor.
 Variance(s): Maximum height in height and rear yard setbacks
Decision: Approved 6-0
19. Review and discussion of amendment to the Jackson Hill Redevelopment Plan to remap the plan to include the entire church and school lots of the Roman Catholic Church. Initiated by Sacred Heart Roman Catholic Church and the Roman Catholic Archdiocese of Newark (the “Diocese”). **CARRIED TO THE 2/2/2021 MEETING**
20. Case: P20-090
 For: Minor Subdivision / Preliminary & Final Major Site Plan
 Address: 150 Vroom Street
 Applicant: SSB Goler, LLC
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Gary Grant
 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 THE 2/2/2021 MEETING
21. Case: P20-110
 For: Minor Site Plan with 'c' Variance
 Address: 95 Jefferson Avenue
 Applicant: Jialu Chen + Ying Wang
 Attorney: Robert Weinberg, Esq.
 Review Planner: Mallory Clark-Sokolov, AICP
 Block: 5706 Lot: 16
 Zone: R1
 Description: Construction of a new three (3) story, two (2) unit structure on an undersized lot with two (2) onsite parking spaces and roof deck
 Variances: Rear-yard setback
CARRIED TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE
22. Memorialization of following Resolutions are available upon request at cityplanning@jcnj.org
1. Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan with “c” bulk variances #P20-006, submitted by 244 Clinton Investment, LLC (244 Clinton Ave.) block 18302 lot 51
 2. Resolution of the Planning Board of the City of Jersey City approving a site plan amendment #P20-106, submitted by LG Home Improvements & Construction, LLC (184 Martin Luther King Dr.) block 25001 lot 1
 3. Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan #P20-094, submitted by Newport Associates Development Company (650 Grove St.) block 6101 lot 2
 4. Resolution of the Planning Board of the City of Jersey City approving a corrected resolution for a preliminary and final major site plan approval with deviations #P19-172, submitted by 96-110 Tonnelle Avenue Realty Group (96-110 Tonnele Ave) block 9405 lots 11 & 12

5. Resolution of the Planning Board of the City of Jersey City approving an amended preliminary and final major stie plan with a deviation #P20-081, submitted by 413 Summit Holding, LLC (411 Summit Ave. fka 407-413 Summit Ave.) block 10704 lot 7.01 (fka block 10704 lots 7 & 8)
6. Resolution of the Planning Board of the City of Jersey City approving ‘c’ variance #P20-103, submitted by Verizon New Jersey, Inc (71 Madison Ave.) block 18601 lot 21
7. Resolution of the Planning Board of the City of Jersey City approving a site plan amended preliminary and final major site plan #P19-187, submitted by Emerson Leasing Co. II, Emerson Leasing Co, III, Emerson Leasing Co, IV (316, 325, 326 Fifteenth St., Monmouth St., and Fifteenth St. Portions of 239 Coles St.) block 6903 lots 1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4 portions of block 7002 lots 1
8. Resolution of the Planning Board of the City of Jersey City approving minor subdivision and preliminary and final major site plan with deviations #P20-025, submitted by Twenty Carbon Place Corp. (20 Carbon Pl.) block 22103 lot 12
9. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviations #P20-096, submitted by 17-23 Perrine Avenue Development, LLC (17-23 Perrine Ave.) block 10803 lots 2,3,4

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD