

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

Please take notice that the Jersey City Planning Board took the following actions at the February 2, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Gonzalez, Langston, Gangadin, Thakur, Desai, Horton, Torres*
4. Swear in Staff
5. Correspondence
6. Old Business
7. Adjournments

1. Case: P20-093

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

Address: 181-189 Academy Street

Applicant: Robert & Cynthia Williams

Attorney: Charles J. Harrington, III

Review Planner: Timothy Krehel, AICP PP

Block: 12308 Lot: 9.01 (Pending Subdivision)

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: Demo existing and create a 6-story multifamily residential building with 71 units and 20 parking spaces.

Variance(s): Height, Front Yard Setback, Max Building Depth, Parking Stall Dimension, Parking Entry Setback, Number of Three Bedroom Units, amount of Outdoor Recreation Area.

Carried to February 16, 2021 meeting without preservation of notice

2. 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 February 16, 2021 meeting with preservation of notice

3. Case: P20-155

For: Preliminary and Final Major Site Plan with "c" Variances

Address: 198 Academy Street

Applicant: Vaishno Ma Summit U.R., LLC

Review Planner: Timothy Krehel AICP PP

Attorney: Donald M. Pepe, Esq.

Block: 12301 Lot: 2

Zone: Journal Square 2060 (Zone: 4 Neighborhood Mixed Use)

Description: Proposed construction of a mixed-use eighteen (18) story residential building

Variance(s): Rear Yard Setback, Minimum first floor height

Carried to February 16, 2021 meeting with preservation of notice

8. New Business - Added Item – Swearing in and reappointment of Dr. Desai

9. Case: P21-004

For: Section 31 – Casino in the Park

Address: 679 West Side Avenue

Applicant: Hudson County Improvement Authority

Attorney: Michael O’Connor, Deputy General Counsel

Review Planner: Matt Ward, PP AICP

Block: 16003 Lot: 3

Description: Pursuant to N.J.S.A. 40:55D-31 the proposed capital project referred as “Casino in the Park” is to include construction of a new restaurant and catering facility in Lincoln Park.

Decision: Approved 7-0

10. 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.
Decision: Approved 7-0
11. 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, One and Two Family
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
Decision: Approved with conditions 6-1 (Torres No)
12. Case: P20-125
For: Preliminary and Final Major Site Plan
Address: 134 Newark Avenue
Applicant: Rani Management LLC
Attorney: Ronald Shaljian, Esq.
Review Planner: Erica Baptiste
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.
Decision: Approved with conditions 6-0 (Torres not present)
13. 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”).
Recommended to City Council for Adoption 7-0
14. Case: P20-114
For: Preliminary and Final Major Site Plan / “c” Variance
Address: 900 Bergen Avenue
Applicant: 900 Bergen LLC
Attorney: Charles Harrington, III, Esq.
Review Planner: Erica Baptiste
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
Decision: Approved with conditions 7-0
15. Case: P20-082
For: Preliminary and Final Major Site Plan w/ “c” Variance
Address: 855-857 Bergen Avenue
Applicant: Stonebridge Capital LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Erica Baptiste
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
Decision: Approved with conditions 7-0

16. 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.
Decision: Approved with conditions 7-0
17. Review and discussion of amendments to the Sip Avenue Gateway Redevelopment Plan to allow for greater residential density on existing non-residential use land parcels. **Recommended to City Council for Adoption 7-**
18. 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 February 16, 2021 meeting
19. Case: P20-115
 For: Preliminary and Final Major Site Plan with Variances
 Address: 15 Park Lane South
 Applicant: Newport Associates Development Company
 Attorney: James C. McCann, Esq.
 Review Planner: Matt Ward, PP AICP
 Block: 7302 Lot: 5
 Zone: Newport Redevelopment Plan
 Description: Proposal for a public open space with passive recreation areas and unimproved areas.
Carried to February 16, 2021 meeting with preservation of notice
20. Case: P20-137
 For: Administrative Amendment
 Address: 333 Newark
 Applicant: BLDG 333 Newark, LLC
 Attorney: Patrick T. Conlon, Esq.
 Review Planner: Cameron Chester Black, PP AICP
 Block: 11001 Lot: 4
 Zone: Neighborhood Commercial (NC)
 Description: Interior layout changes, re-configuration of amenity space, and removal of PTAC units.
Decision: Approved with conditions 7-0
23. Case: P19-177
 For: Minor Subdivision
 Address: 108 Pamrapo Avenue
 Applicant: Hemant Shah, MD/108 Real Estate LLC
 Attorney: Peter Cecinini, Esq.
 Review Planner: Cameron Chester Black, PP AICP
 Block: 29801 Lot: 89
 Zone: R-1, One and Two Family
 Description: Subdividing the lot into two 25' x 113' lots
Decision: Approved 6-0 (Thakur recused)
24. 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 preliminary and final major site plan with “c’ variances #P20-079, submitted by Wave 2, LLC (30 Park Lane North) block 7302 lot 3.13

2. Resolution of the Planning Board of the City of Jersey City approving a one year extension of a preliminary and final major site plan #P20-148, submitted by Ramnarayan Properties, LLC (307 Pine St. & 326-328 Johnston Ave.) block 17505 lots 10 & 11
3. Resolution of the Planning Board of the City of Jersey City approving a minor site plan #P19-081, submitted by T-Mobile Northeast, LLC (131 Dudley St.) block 15901 lot 13
4. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with ‘c’ variances #P20-128, submitted by 454 2nd JC Group, LLC (454 2nd St.) block 11008 lot 1.01
5. Resolution of the Planning Board of the City of Jersey City approving a final major site plan administrative amendment #P20-171, submitted by 618 Pavonia, LLC (33-35 Van Reipen Ave. & 616-618 Pavonia Ave.) block 7905 lots 20,21,22,23

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD