

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

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

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

7. Adjournments

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)
CARRIED TO THE APRIL 20, 2021 MEETING WITH PRESERVATION OF NOTICE.

9. Case: P20-145
For: Preliminary and Final Major Site Plan
Address: 170 Monticello Avenue
Applicant: 170 Monticello LLC
Attorney: Ronald Shaljian, Esq.
Review Planner: Erica Baptiste
Block: 16803 Lot: 75-77
Zone: Jackson Hill Redevelopment Plan, Zone 1: Neighborhood Mixed Use
Description: Five (5) story mixed use building with twenty-two (22) residential units and 835 square feet of retail on the ground floor.
CARRIED TO THE APRIL 20, 2021 MEETING WITH PRESERVATION OF NOTICE.

10. New Business

11. Case: P21-008
For: Conditional Use
Address: 149 Palisade Avenue
Applicant: CMB Properties LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Timothy Krehel AICP PP
Block: 5904
Lot: 27
Zone: R-1
Description: Conditional use application to allow for ground floor medical use in the R-1 zone.
Decision: Approved with conditions 7-0

12. Case: P20-071
For: Preliminary and Final Major Site Plan
Address: 58-60 Center Street; York Street; Colgate and York Street; and 214 Bright Street
Applicant: York Street West, LLC
Attorney: Charles Harrington, III, Esq.
Review Planner: Mallory Clark-Sokolov, AICP
Block: 13805
Lot: 4, 5, 6, 7, and 8
Zone: Bates Street Redevelopment Plan – Mixed-Use District
Description: Proposed five (5) story, one hundred (100) residential unit dwelling with ground floor retail and twenty-five (25) parking spaces.
Decision: Approved with conditions 7-0

13. Case: P20-127
For: Preliminary and Final Major Site Plan w/ "c" variances
Address: 541-547 Martin Luther King Drive
Applicant: 543 MLK Drive LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Erica Baptiste
Block: 18503

Lot: 7 & 8

Zone: Jackson Hill Redevelopment Plan - Zone 1

Description: Proposal for a mixed use building with 36 dwelling units and 4,439 sq feet of commercial space.

Variances: height

Decision: Approved with conditions 7-0

14. Case: P20-146

For: Minor Site Plan

Address: 246 Webster Avenue

Applicant: 6th Boro Development LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block: 2306

Lot: 12

Zone: Webster Avenue Redevelopment Plan

Description: New 4-story 2-family home with a 2-car garage

Decision: Approved with conditions 5-2

15. 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 of 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.

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16. Case: P19-169

For: Minor Site Plan with 'c' Variances

Address: 278 Pine Street

Applicant: Liberty St Holdings, LLC

Review Planner: Matt Ward

Attorney: Stephen Joseph

Block: 19003

Lot: 18

Zone: Morris Canal Redevelopment Plan

Description: Proposed 6-story, 6-unit building on a 25-foot wide by 97.5-foot deep lot in the Transit Oriented Development - West (TOD-W) district.

Variances: Rear yard setback, location of bike parking

Decision: Approved with conditions 7-0

17. Case: P20-058

For: Preliminary Major Site Plan with 'c' Variances

Address: 2 Sixth Street

Applicant: Newport Associates Development Company

Review Planner: Matt Ward

Attorney: Frank Regan

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

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18. Case: P19-082

For: Preliminary and Final Major Site Plan with variances

Address: 220-238 Monticello Avenue, 221-227 Fairmont Avenue

Applicant: Monticello Properties, LLC

Attorney: Eugene Paolino, Esq.

Review Planner: Mallory Clark-Sokolov, AICP

Block: 15005

Lot: 1-16

Zone: Jackson Hill Redevelopment Plan, Zone 1: Neighborhood Mixed Use District

Description: Ten (10) story, 304 unit structure with ground floor retail and public plaza

Variances: maximum ground floor ceiling height, parking space dimension

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19. Case: P20-124

For: Preliminary and Final Major Site Plan w/ "c" Variance

Address: 124-126 Martin Luther King Drive

Applicant: Skyway Realty LLC

Attorney: Gerard Pizzilo, Esq.

Review Planner: Erica Baptiste

Block: 25603 Lot: 3 & 4

Zone: Jackson Hill Redevelopment Plan, Zone 1: Neighborhood Mixed Use

Description: Proposal to construct a five (5) story mixed-use structure containing twenty-five (25) residential units and 1,892 square feet commercial retail space.

Variances: Maximum building height, rear yard extending greater than 95' from right-of-way, all floor levels above ground floor extending more than 85' from right-of-way

Decision: Approved with conditions 7-0

20. Case: P20-126

For: Minor Site Plan

Address: 301 Seventh Street

Applicant: 301 7th Development LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block: 11201

Lot: 13

Zone: R-5

Description: Expansion of an existing 4 story 4 family home

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21. Case: P20-153

For: Administrative Amendment

Applicant: 345 Baldwin LLC

Attorney: Thomas Leane, Esq.

Review Planner: Erica Baptiste

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.

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22. Memorialization of the following Resolutions are available upon request at cityplanning@jcnj.org

1. Resolution of the Planning Board of the City of Jersey City approving an administrative amendment #P20-141, submitted by 711 Montgomery LLC (711 Montgomery St.) Block 15004 lots 15 & 31

2. Resolution of the Planning Board of the City of Jersey City approving an administrative amendment #P21-014, submitted by 21 Caven Point Avenue LLC (21 Caven Point Ave.) Block 24301 Lot 4

3. Resolution of the Planning Board of the City of Jersey City approving corrective resolution of a minor site plan with 'c' variances #P20-110, submitted by Jialu Chen and Ying Wang (95 Jefferson Ave.) Block 5707 Lot 16

4. Resolution of the Planning Board of the City of Jersey City approving a minor site plan #P21-001, submitted by 337 Palisade Holdings LLC "the Applicant" (337 Palisade Ave.) Block 4504 Lot 31

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD