

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

Please take notice that the Jersey City Planning Board took the following actions at the April 20, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Gonzalez, Allen, Cruz, Thakur, Torres, Gangadin*
4. Swear in Staff
5. Correspondence
6. Adjournments
7. 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
Carried to May 4, 2021 with preservation of notice
8. 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.
Carried to May 4, 2021 with preservation of notice
9. Case P20-139
For: Preliminary and Final Major Site Plan with ‘c’ Variances
Applicant: One Grove Property LLC
Review Planner: Tanya Marione, PP, AICP
Address: 101 (aka 221) Grove Street
Attorney: Charles Harrington, Esq.
Block: 15906
Lot: 1
Zone: Liberty Harbor North Redevelopment Plan
Description: Proposed 13-story mixed-use building with 198 dwelling units, 975 square feet of ground floor retail, 80 off-street parking spaces.
Variances: Minimum required parking, Maximum permitted ground floor-to-floor height
Number of signs, Minimum Green Area Ratio, Maximum number of stories, Minimum building height in feet
Carried to May 4, 2021 with preservation of notice
10. OLD BUSINESS

11. 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 May 4, 2021 with preservation of notice
12. NEW BUSINESS
13. 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.
Decision: Approved with conditions 7-0
14. 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
Decision: Approved with conditions 7-0
15. Case: P20-105
For: Preliminary and Final Major Site Plan with 'c' Variances
Address: 665-669 Grand Street
Applicant: Mecca Realty Properties Inc
Review Planner: Matt Ward
Attorney: Stephen Joseph, Esq.
Block: 17301
Lots: 4 and 5
Zone: Morris Canal Redevelopment Plan
Description: Proposed 4-story mixed use building with 23 dwelling units, 4,136 square feet of ground floor commercial and 7 off-street parking spaces in the Mixed Use - E district.
Variances: Curbcut location, maximum curbcut width, minimum residential parking, parking at-grade, parking location, minimum drive aisle.
Testimony Taken; Carried to May 4, 2021 with preservation of notice.
16. Case: P20-108
For: Minor Site Plan with 'C' Variances
Address: 342 Communipaw Avenue
Applicant: 342 Comm, LLC.
Review Planner: Matt Ward
Attorney: Thomas P. Leane
Block: 20005
Lot: 12
Zone: Morris Canal Redevelopment Plan
Description: Proposed 4-story mixed use building with 7 dwelling units and roughly 370 square feet of ground floor commercial on a 25x75 foot existing lot.
Variances: minimum lot area, minimum lot depth, location of bike parking, side yard setback, and minimum building depth for ground floor residential and commercial.
Decision: Approved with conditions 7-0

17. Case: P20-109
For: Preliminary and Final Major Site Plan
Address: 256-262 Johnston Ave
Applicant: FD Johnston Ave LLC
Review Planner: Matt Ward
Attorney: John J. Curley Esq.
Block: 15801
Lots: 49 & 50
Zone: Morris Canal Redevelopment Plan
Description: Demolition of an existing one-story masonry building, and construction of a 24-story mixed-use building pursuant to Sewer Easement Height Bonus with 169 dwelling units (11 affordable units), 9,018 square feet of ground floor commercial, and 10 off-street parking spaces.
Decision: Approved with conditions 7-0
18. Case: P20-170
For: Preliminary & Final Major Site Plan w/ "c" Variances
Address: 2958 John F. Kennedy Boulevard and 71-73 Cottage Street
Applicant: Journal Square Tower LLC
Attorney: Charles Harrington, III, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 7903
Lot: 1, 2 and 3
Zone: Journal Square 2060 Redevelopment Plan – Zone 3: Commercial Center
Description: The applicant proposes to construct a thirty (30) story (one of which is a mezzanine story / level) mixed use building with two (2) floors of commercial space pursuant to the Office Space Bonus of the Redevelopment Plan, one (1) ground floor retail space, a banquet hall, a restaurant, on hundred fifteen (115) hotel rooms and on hundred eighty-six (186) residential units.
Decision: Approved with conditions 7-0
19. Case: P21-033
For: One (1) Year Extension – Preliminary & Final Major Site Plan
Applicant: 345 Baldwin LLC
Attorney: Thomas Leane, Esq.
Review Planner: Timothy Krehel AICP PP
Block: 8203
Lot: 11
Zone: Journal Square 2060 Redevelopment Plan - Zone 4
Description: The applicant is seeking a one (1) year extension for approval to construct a thirteen (13) story mixed use development containing 116 dwelling units, ground floor retail uses (1,945 sq. ft.) and 21 parking spaces under Case No. P18-127. Deviations were obtained under the approval for first floor floor-to-ceiling height, parking garage location at grade, distance of floors from the right-of-way and height in stories.
Decision: Approved with conditions 7-0
20. Case: P20-153
For: Administrative Amendment
Applicant: 345 Baldwin LLC
Attorney: Thomas Leane, Esq.
Review Planner: Timothy Krehel AICP PP
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.
Carried to May 4, 2021 with preservation of notice
21. Case: P21-028
For: Interim Use
Applicant: COA 99 Hudson, LLC
Review Planner: Cameron Chester Black, AICP, PP
Address: 99 Hudson Street
Attorney: Thomas P. Leane, Esq.
Block: 14507 Lot: 1
Zone: Colgate Redevelopment Plan Area
For: 1 year extension
Carried to May 4, 2021 with preservation of notice

22. Case: P21-005
For: Minor Site Plan with “c” variance
Applicant: Trademark Sign, LLC
Review Planner: Cameron Chester Black, AICP, PP
Address: 100 Polar Way
Attorney: John A. Rentschler, Esq.
Block: 3006 Lot: 9
Zone: P1
For: 449 square foot signage
“c” Variances: Permitted maximum signage area of 200 square feet
Carried to May 4, 2021 with preservation of notice
23. Case: P20-087
For: Preliminary + Final Major Site Plan with variances
Applicant: 377 Ogden Ave JC, LLC
Review Planner: Mallory Clark-Sokolov, AICP
Address: 415-417 Palisade Avenue
Attorney: Ben Nadell, Esq.
Block: 3902
Lot: 35, 36
Zone: R2-D
Description: Renovation and expansion of existing three (3) story dwelling units for a four (4) story, nine (9) unit building with one live-work unit
Variances: Rear-yard setback
Carried to May 4, 2021 with preservation of notice
24. Case: P20-095
For: Minor Subdivision - Minor Site Plan
Applicant: Abdul & Bibi Aziz
Review Planner: Timothy Krehel AICP PP
Address: 55 Henry Street
Attorney: Stephen Joseph, Esq.
Block: 10901
Lot: 37
Zone: R-1
Description: Subdivision of one lot into two with the existing building to remain and proposed construction of a new two (2) family two (2) story building on the newly created lot.
Variances: Subdivision: Minimum Lot Depth, Minor Site Plan: front yard setback, rear yard setback
Carried to May 4, 2021 with preservation of notice
25. Case: P20-116
For: Preliminary and Final Major Site Plan with “c” Variances
Applicant: BGT Enterprises
Review Planner: Lindsey Sigmund, AICP
Address: 306 Newark Avenue
Attorney: Charles Harrington, Esq.
Block: 9901
Lot: 1
Zone: NC – Neighborhood Commercial
Description: Proposed five (5)-story mixed-use building with twelve (12) residential units and 1,558 SF of ground floor commercial space.
Variances: Rear yard setback, Rooftop appurtenance setback
Carried to May 4, 2021 with preservation of notice
26. Case: P20-117
For: Preliminary and Final Major Site Plan with “c” Variance
Applicant: BGT Enterprises
Review Planner: Lindsey Sigmund, AICP
Address: 325-329 Newark Avenue
Attorney: Charles Harrington, Esq.
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
Carried to May 4, 2021 with preservation of notice

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

1. Resolution of the Planning Board of the City of Jersey City for approving a minor site plan with conditions #P20-163, submitted by Saint Peters University (2641 John F. Kennedy Blvd) block 14801 lot 24
2. Resolution of the Planning Board of the City of Jersey City for approval and recommendation of the adoption of the Central Avenue Block 2901 Redevelopment Plan
3. Resolution of the Planning Board of the City of Jersey City in the matter of Amendments to the Jersey Avenue Light Rail Redevelopment Plan and the Introduction of a development bonus menu
4. Resolution of the Planning Board of the City of Jersey City for approving preliminary and final major site plan with deviations #P20-071, submitted by York Street West, LLC (58-60 Center Street; York Street; Colgate and York Street; and 214 Bright St) block 13805, lots 4, 5, 6, 7 and 8
5. Resolution of the Planning Board of the City of Jersey City for approving preliminary and final major site plan #P20-083, submitted by 308 Academy Street LLC (308 Academy St) block 12106 lot 13
6. Resolution of the Planning Board of the City of Jersey City for approving a minor subdivision with 'c' variances #P18-181, submitted by 61 Newkirk Management LLC (43 Belmont Ave) block 17002 lot 1 creating block: 17002 lots: 1.01 & 1.02
7. Resolution of the Planning Board of the City of Jersey City for approving preliminary and final major site plan with 'c' variances #P20-069, submitted by Bergen Ave 669 LLC (669 Bergen Ave) block 16502 lot 28
8. Resolution of the Planning Board of the City of Jersey City for approving a minor subdivision #P20-132, submitted by John and Maryan, LLC (82 Paterson St.) block 1405 lot 19 Creating block: 1405 lots: 19.02 & 19.02
9. Resolution of the Planning Board of the City of Jersey City for approving an administrative amendment #P20-162, submitted by Newport Centre, LLC (30, 20, 40 & 50 Mall Drive West) block 7303 Lots 8,3,7 & 14
10. Resolution of the Planning Board of the City of Jersey City for approving of administrative amendment #P20-161, submitted by Hotel at Newport Urban Renewal, LLC (479 Washington Blvd) block 7303 lot 11
11. Resolution of the Planning Board of the City of Jersey City for approving a minor site plan #P21-006, submitted by American Financial Exchange, LLC (3 Second St.) block 11603 lot 23
12. Resolution of the Planning Board of the City of Jersey City for Approval and Recommendation of Amendments to the Land Development Ordinance regarding Applications, Checklists, Notice, Waste Management, Review Procedure and Hearing Requirements

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

29. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD