

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

Please take notice that the Jersey City Planning Board took the following actions at the May 19, 2020 Virtual meeting.

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

7. New Business:

8. Case: P20-047
For: Administrative Amendment
Address: 41-45 Highland Avenue
Applicant: Jesuits of St. Peter’s College. Inc.
Review Planner: Cameron Black
Attorney: Charles Harrington, Esq.
Block: 13303 Lot: 8 & 9
Zone: R-1
Description: Applicant is proposing to amend the original approval to extend the ramp entrance to the rear of the building by ten feet.
Decision: Approved 8-0

9. Case: P20-049
For: Final Major Site Plan Amendment
Address: 89 Monitor St fka 95 Monitor St
Applicant: FDAD Maple LLC (FKA FD Lot 9 LLC)
Review Planner: Matt Ward
Attorney: James Curley
Block: 19003 Lot: 8.01 (fka 8, 9)
Zone: Morris Canal Redevelopment Plan
Description: Proposed amendments to approved case P19-114, to amend the building footprint, increase the number of parking spaces, shift sanitary sewer connection location, alter the ADA ramp design, remove terrace stairwell, provide additional stairs to retail entrance, reduce retail sf, provide additional bulkhead stair, remove mechanical unit from main bulkhead and reduce size of transformer door.
Decision: Approved with conditions 8-0

10. Case: P20-053
For: Preliminary and Final Major Subdivision
Address: 880-900 Garfield Avenue
Applicant: Hampshire Urban Renewal Redevelopment LLC and Garfield Avenue Partners
Review Planner: Matt Ward
Attorney: Thomas P. Leane
Block: 21501 Lots: 18, 19, and 20
Zone: Canal Crossing
Description: Proposed subdivision to widen Garfield Avenue in compliance with the redevelopment plan.
Decision: Approved with conditions 8-0
11. Case: P20-031
For: Preliminary and Final Major Subdivision
Address: 258-282 Sixteenth Street
Applicant: Coles Jersey Development Co., LLC
Review Planner: Matt Ward
Attorney: Don Pepe
Block: 6003 Lots: 2.01
Zone: Jersey Avenue Park
Description: Proposed subdivision to widen Jersey Avenue and conform with the requirements of the Jersey Avenue Park redevelopment plan.
Decision: Approved with conditions 8-0
12. Case: P19-183
For: Preliminary and Final Major Site Plan with Deviations
Address: 289 Coles Street, 286 Coles Street, 258-282 Sixteenth Street, and 311 & 312 Seventeenth Street
Applicant: Coles Jersey Development Co., LLC
Review Planner: Matt Ward
Attorney: Don Pepe. Esq.
Block(s)/Lot(s): 6003/1 & 2.01, 6004/1.01-1.03, and 6005/13.01-13.04
Zone: Jersey Avenue Park
Description: Proposed high rise building with varying heights containing 511 residential dwelling units, residential amenities, skybridge connection, ground floor commercial, ground floor open space, 17th Street vacation, alternate right-of-way treatments, 267 off-street parking spaces, utilizing bonus per the redevelopment plan, and part of multi-site phase development with P19-184.
Deviations: Maximum stories 'c' variance, minimum square footage standards for dwelling units, minimum sidewalk width due to stoops, and maximum number of residential signs.
Decision: Approved with conditions 8-0

13. Case: P19-184
For: Preliminary and Final Major Site Plan with Deviations
Address: 286 Coles Street, 289 Coles Street, 258-282 Sixteenth Street,
and 311 & 312 Seventeenth Street
Applicant: ACEF Albanese Coles Street LLC
Review Planner: Matt Ward
Attorney: Eugene Paolino, Esq.
Block(s)/Lot(s): 6003/1 & 2.01, 6004/1.01-1.03, and 6005/13.01-13.04
Zone: Jersey Avenue Park
Description: Proposed high rise building with varying heights containing 670 residential dwelling units, residential amenities, ground floor commercial, ground floor open space, 350 structured parking spaces, 350 bicycle parking spaces, utilizing bonus per the redevelopment plan, and part of multi-site phase development with P19-183.
Deviations: Maximum stories 'c' variance, minimum square footage standards for dwelling units, maximum size for residential signage, minimum sidewalk width, and relief from design standard requiring windows to have sills and lintels.
Decision: Approved with conditions 8-0
14. Case: P20-004
For: Interim Use Preliminary and Final Major Site Plan
Address: 700 Washington Boulevard
Applicant: Newport Associates Development Company
Review Planner: Cameron Black
Attorney: James C. McCann Esq.
Block: 7302 Lot: 3.04
Zone: Newport Redevelopment Plan
Description: Interim use concrete plant on a 319,260 square foot lot
Decision: Approved with conditions 8-0
15. Case: P19-166
For: Section 31 Review
Address: 438 Summit Avenue
Applicant: The State of New Jersey
Review Planner: Timothy Krehel, AICP PP
Attorney: Thomas P. Leane, Esq.
Block: 10803 Lot: 23
Zone: Journal Square 2060 (Zone 3: Commercial Center)
Description: Proposed parking deck to accommodate existing building occupied by State Agencies. The proposed three (3) story (4 floors of parking deck including roof) will accommodate 138 additional onsite parking spaces supplementing the existing 154 parking spaces for a total of 288 spaces. The Application is subject to review pursuant to N.J.S.A 40:55D-31.
Decision: Carried to date uncertain
16. Review and discussion of amendments to Chapters 345-16 and 345-33 of the Land Development Ordinance regarding temporary removal of some thresholds for minor site plan review. Sponsored by City Planning staff.
8-0 Recommended with floor amendments

17. Case: P20-019
For: Extension of an interim use
Address: 242 Hudson Street and 3 Second Street
Applicant: Plaza VIII & IX Associates LLC
Review Planner: Matt Ward
Attorney: Don Pepe. Esq.
Block: 11603 Lots: 22 and 27
Zone: Harsimus Cove Station
Description: Two-year extension request of interim use also known as Lutze Biergarten
Decision: Approved with conditions 8-0

18. **Memorialization of the following resolutions are available upon request at cityplanning@icnj.org.**

1.Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviations #P19-181, submitted by 360 9th Street, LLC (367 Tenth St.) B: 6902 Lots: 29 & C0003

2.Resolution of the Planning Board of the City of Jersey City approving a one year extension of a previously approved preliminary and final major site plan with deviations #P19-161, submitted by One Journal Square Towers North Urban Renewal Company LLC, One Journal Square Tower South Urban Renewal Company LLC, One Journal Square Partners Urban Renewal Company LLC and One Journal Square Condominium Association, Inc. (10 Journal Sq.) B: 9501 Lot: 23

3.Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with 'c' variances #P19-137, submitted by 501-509 Communipaw Ave., LLC (701 Grand St.) B: 17203 Lot: 5

4.Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviations #P19-123, submitted by Warren at bay Urban Renewal, LLC (124-142 Bay St.) B: 11504 Lot: 2

5.Resolution of the Planning Board of the City of Jersey City approving an extension of previously approved preliminary site plan #P20-028, submitted by Newport Associates Development Company (659 Grove St.) B: 6002 Lot: 8

6.Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviations #P19-193, submitted by CP West Campus IV, LLC (52 University Place Blvd.) B: 21902.02 Lots: 1.01, 1.02 & 1.03