

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR VIRTUAL MEETING**

Please take notice the Planning Board took the following action at the regular meeting on July 7, 2020

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

8. Review and discussion of changes to Jersey City Land Development Ordinance Chapter 345-68.Signs. for the signage standards in the NC – Neighborhood Commercial Zone. Formal action may be taken.
Recommended approval with floor amendments.

9. Review and discussion of proposed redevelopment plan, “Laurel-Saddlewood Redevelopment Plan” . Initiated by Lennar Multifamily Communities LLC. **Carried to date uncertain.**

10. Case: P19-178 Preliminary and Final Major Site Plan with deviations
Address: 144 First Street
Applicant: 144 First Holdings LLC
Review Planner: Mallory Clark, AICP
Attorney: Eugene O’Connell, Esq.
Block: 11502 Lot: 6
Zone: Powerhouse Arts District Redevelopment Plan
Description: 12 story, 84 unit residential structure in the Rehabilitation Zone of the Powerhouse RDA
Deviations: Height, Number of stories, EIFS coverage limits to bulkhead (exceeds 5% permitted)
Decision: 7-0 Approved with conditions

11. Case: P19-136 Minor Subdivision and Site Plan with “c” variances
Address: 15-17 Fulton Avenue
Applicant: 15-17 Fulton Ave., LLC
Review Planner: Cameron Black, AICP, PP
Attorney: Eugene O’Connell, Esq.
Block: 25903 Lot: 28
Zone: R-1
Description: Subdividing a 55.54’ x 95’ lot to create a new two-family home with a two car garage on the adjacent lot to the west and preserving the existing home on the adjacent lot.
Variances: Minimum lot depth of 100’ and minimum floor to ceiling height.
Decision: Carried to the July 21, 2020 virtual meeting with preservation of notice.

12. Case: P20-029 Minor Subdivision
Address: 1904 John F. Kennedy Blvd.
Applicant: SIMS Development, LLC.
Review Planner: Cameron Black, AICP, PP
Attorney: Stephen Joseph, Esq.
Block: 25503 Lot: 9
Zone: R-3
Description: Subdividing a 5,626 square foot lot into two conforming new lots.
Carried to the July 21, 2020 virtual meeting with preservation of notice

13. Case: P19-154 Minor Site Plan
Address: 201 Washington Street
Applicant: G&S Development LLC
Review Planner: Matt Ward
Attorney: Gerard Pizzillo Esq.
Block: 14401 Lot: 17
Zone: H – Historic Zone (Paulus Hook district)
Description: Proposed storefront and building alteration and renovation to include façade restoration, window replacement, and canopy installation for restaurant use.
Decision: Carried to the July 21, 2020 virtual meeting
14. Case: P20-061 Preliminary and Final Major Site Plan with deviations
Address: 306 Johnston Ave
Applicant: AM Development, LLC c/o Ahmed Amin
Review Planner: Matt Ward
Attorney: Ronald Shaljian
Block: 17504 Lot: 16
Zone: Morris Canal
Description: Proposed five-story mixed use building with 8 residential units (1 affordable unit plus affordable housing contribution) and 930 square feet of ground floor retail, common rooftop amenity.
Deviation: Exceeds maximum coverage for rooftop appurtenances
Carried to the July 21, 2020 virtual meeting with preservation of notice
15. Case: P20-032 Site Plan Amendment w/ "c" Variance
Address: 70 Fisk Street
Applicant: 70 Fisk LLC
Review Planner: Erica Baptiste
Attorney: Charles J. Harrington, III, Esq.
Block: 22002 Lot: 27
Zone: Route 440 - Culver Redevelopment Plan Area - Mid-Rise B
Description: Proposal to amend approved Case No. P18-063 to construct a multifamily building with forty-four (44) residential units and twenty-two (22) parking spaces.
Variance: Side yard setback
Carried to the July 21, 2020 virtual meeting with preservation of notice
16. Case: P19-166 Section 31 Review
Address: 438 Summit Avenue
Applicant: The State of New Jersey
Review Planner: Timothy Krehel, AICP PP
Attorney: Thomas P. Leane
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 on site parking spaces supplementing the existing 154 spaces for a total of 288 spaces.
Carried to the July 21, 2020 virtual meeting
17. Case: P20-077 Preliminary and Final Major Site Plan w/ “c” Variance
Address: 281 Central Avenue
Applicant: 281 Central Ave JC, LLC
Review Planner: Timothy Krehel, AICP PP
Attorney: Charles Harrington, III., Esq.
Block: 3702 Lot: 29
Zone: Neighborhood Commercial
Description: Amend approved Case No P19-017 by adding an additional story and unit, consistent with the most recent amendments to the NC-Neighborhood/Commercial District, into a five (5) story mixed-use building with a ground floor commercial unit and seven (7) residential units .
Variances: Rear yard setback
Carried to the July 21, 2020 virtual meeting with preservation of notice

18. Case: P20-016 Minor Site Plan - Signage
 Address: 444 Warren St
 Applicant: GS FC Jersey City Pep 2 Urban Renewal, LLC
 Review Planner: Mallory Clark , AICP
 Attorney: Robert Verdibello, Esq.
 Block: 11803 Lot: 3.01
 Zone: Harsimus Cove Station Redevelopment Plan - West Neighborhood District
 Description: Building identification and retail signage for Phase IB of the VYV at Hudson Exchange West, consistent with Phase IA signage
 Deviations: Signage Lettering Size
Carried to the July 21, 2020 virtual meeting with preservation of notice

19. Case: P20-078 Minor Site Plan with 'c' Variances
 Address: 310 Fourth Street
 Applicant: Ankit Jain and Angel Jain
 Review Planner: Mallory Clark, AICP
 Attorney: Eugene O'Connell, Esq.
 Block: 11207 Lot: 15
 Zone: R5
 Description: partial demolition of 3-story, 3-family house and renovation / expansion to a 4 story, 4 family with rear parking off an alley
 Deviations: Rear-yard setback
Carried to the July 21, 2020 virtual meeting with preservation of notice

20. Case: P20-052 Preliminary and Final Major Site Plan Amendment
 Address: 100 Water Street
 Applicant: 100 Water Street, LLC
 Review Planner: Cameron Black, PP, AICP
 Attorney: James McCann, Esq.
 Block: 20703 – 20704 Lot: 2.01 & 3.01 - 1 & 2
 Zone: Water Street Redevelopment Plan
 Description: Facade material changes, increase in glazing, landscaping changes, roadway changes, the elimination of stoops, and a change in the breakdown of units by type.
Carried to the July 21, 2020 virtual meeting with preservation of notice

21. **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 a minor site plan with deviations #P20-018, submitted by 70 Hudson Waterfront, LLC and 90 Hudson Waterfront, LLC (70 & 90 Hudson St.) Block: 14502 Lot: 14 & 16
 2. Resolution of the Planning Board of the City of Jersey City for the approval of the Review and Discussion of Amendments to Include Mallory Avenue in the Restaurant Overlay Zone
 3. Resolution of the Planning Board of the City of Jersey City approving a minor site plan #P20-010, submitted by Ken Rahim (84 Maple Ave.) Block: 19002 Lot: 15
 4. Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major subdivision #P20-033, submitted by Newport Associates Development Company (700 Washington Blvd., 40 14th St.) Block 7302, existing Lot 3.04; Proposed Lots 3.11, 3.12, 3.13, 3.14, 3.15 & 3.16
 5. Resolution of the Planning Board of the City of Jersey City for the approval of the Review and Discussion of Amendments to the Bright Street Redevelopment Plan to Remove Medical Office Restriction from Ground Floor Office Space Permitted Use.

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD