

**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 21, 2020

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

8. Discussion of Planning Board Reorganization. Formal action may be taken.
Erica Baptiste appointed as secretary - Approved 6-0

9. 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: Approved with conditions 6-0

10. 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.
Decision: Approved with conditions. 6-0

11. 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: Approved with conditions 6-0

12. Case: P20-061
For: 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
Decision: Approved with conditions 6-0

13. 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
Decision: Approved with conditions 6-0
14. 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 onsite parking spaces supplementing the existing 154 spaces for a total of 288 spaces.
Decision: Approve 6-0
15. 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: NC - 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.
Decision: Approved 6-0
16. 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
Decision: Approved with conditions 6-0
17. 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
Decision: Approved with conditions 6-0

18. 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.
Decision: Approved with conditions 6-0

19. Case: P20-035 Preliminary and Final Major Site Plan
Address: 530-580 Montgomery Street
Applicant: Muslim Federation of New Jersey, Inc
Review Planner: Cameron Black, AICP, PP
Attorney: Ronald H. Shaljian, Esq.
Block: 12405 Lot: 1 & 2
Zone: Montgomery Street Redevelopment Plan
Description: Parking lot and sidewalk improvements required as conditions of approval for 530 Montgomery Street (P19-051).

CARRIED TO AUGUST 11, 2020 WITH PRESERVATION OF NOTICE

20. Case: P20-042 Minor Site Plan w/ “c” Variance
Address: 95 Christopher Columbus Drive
Applicant: Wells REIT II – International Financial Tower, LLC
Review Planner: Erica Baptiste
Attorney: James McCann, Esq.
Block: 12902 Lot: 1
Zone: Grove Street Station
Description: Proposal to renovate exterior of building including changes to entry facade and facade signage, parking garage facade, retail and/or restaurant storefronts signage and paving.
Variances: Number of exterior retail signs per use
Decision: Approved with conditions 6-0

21. Case: P20-062 1-year Extension
Address: 808 Pavonia Avenue
Applicant: Journal Square Ramp LLC
Review Planner: Erica Baptiste
Attorney: Eugene T. Paolino, Esq.
Block: 8904; 10601 Lot: 34 & 35; 38 & 39
Zone: Journal Square 2060 Redevelopment Plan – Zone 10
Description: Second request for a one-year extension (Case No. P19-079) of Preliminary and Final Site Plan (Case No. P16-118) approval for the construction of a two-phased mixed-use project consisting of two towers (Tower 1 measuring 51 stories and Tower 2 measuring 57 stories) containing a total of 1,189 residential units, 6,500 square feet of ground floor commercial space, 5,064 square feet of gallery space, 10,334 square feet of theater space, bicycle parking and 970 parking spaces.
Decision: Approved 6-0

22. Case: P20-024 Administrative Amendment
Address: 211 Baldwin Avenue
Applicant: 205 Baldwin Avenue, LLC
Review Planner: Cameron Chester Black, AICP, PP
Attorney: Ronald H. Shaljian, Esq.
Block: 10803 Lot: 29.01
Zone: Journal Square 2060 Redevelopment Plan
Description: Requested relief from the condition of approval requiring 20% of the units to be reserved as affordable housing units for veterans.
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23. Case: P19-163 Preliminary and Final Major Site Plan
 Address: 619 Grove Street and 610-620 Grove Street
 Applicant: 15th and Grove JC LLC
 Review Planner: Matt Ward, AICP, PP
 Attorney: Jenn Porter Esq.
 Blocks/Lots: 7102/7 and 7103/12-17
 Zone: Jersey Avenue Light Rail Redevelopment Plan
 Description: Proposed St. Lucy Overlay Bonus development to include development of the St. Lucy Parcel and the Public Benefit Parcel. The St. Lucy Parcel includes limited demolition that will preserve facades and historic fabric of the existing three building complex and incorporate those elements into a new 23-story mixed-use development consisting of 5,600 sf of commercial space, an enclosed parking garage with 251 parking spaces (2 spaces reserved/dedicated to the shelter) and 444 residential units (13 income restricted affordable units). The Public Benefit Parcel includes proposed demolition and construction of a 5-story shelter facility of nearly 57,000 square feet with 15 studio Supportive Housing units, 5 three-bedroom Transitional Housing units, 165 beds for housing of the homeless as well as 2,450 sf of accessory administrative use.

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24. Case: P20-051 Preliminary and Final Major Site Plan with Deviations
 Address: 829-843 Garfield Avenue
 Applicant: 829 Garfield Holdings LP
 Review Planner: Matt Ward, AICP, PP
 Attorney: Elnardo Webster, II, Esq.
 Block: 22704 Lot: 7.01 (7, 8, 9)
 Zone: Canal Crossing Redevelopment Plan
 Description: Proposed construction of a 5-story mixed use building consisting of 110 dwelling units (10 income restricted affordable units), 9,000 square feet of ground floor commercial and 79 parking spaces.
 Deviations: Maximum permitted stories, Maximum permitted height in feet, Minimum floor to ceiling height for ground color commercial, Minimum unit mix for one-bedroom units, Minimum unit size for two-bedroom units, Maximum unit mix percentage for two-bedroom units, Maximum unit mix percentage for three-bedroom units, Maximum size of signage.

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25. Case: P20-023 Preliminary and Final Major Site Plan
 Address: 477 Monmouth St
 Applicant: 477 Monmouth LLC
 Review Planner: Mallory Clark, AICP
 Attorney: Patrick Conlon, Esq.
 Block: 9908 Lot: 28
 Zone: R5
 Description: 4 story, 4 unit structure with rear yard landscaping and green roof

CARRIED TO JULY 28, 2020 WITH PRESERVATION OF NOTICE

26. Case: P20-040 Site Plan Amendment
 Address: 180 Tenth Street
 Applicant: HP Roosevelt Urban Renewal
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Francis X. Regan
 Block: 8802 Lot: 6
 Zone: Jersey Avenue / 10th Street Redevelopment Plan
 Description: Roosevelt Apartments - Amendment to site plan approval to permit the minimum of 58 spaces currently being utilized by apartment tenants in the Newport Mall parking deck as per the original site plan approval to be relocated to a parking deck to be constructed on the property located on Block 8603, Lot 3, which will also provide parking for the Lincoln Apartments located at 204 Tenth Street.

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27. Case: P20-041 Preliminary/Final Major Site Plan
 Address: 201 Erie Street
 Applicant: HP Lincoln Urban Renewal
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Francis X. Regan
 Block: 8603 Lot: 03
 Zone: Jersey Avenue / 10th Street Redevelopment Plan
 Description: Construction of a parking deck on the property which currently contains surface parking with 94 parking spaces for the Lincoln Apartments (153 Units) that will increase the number of spaces to 156, and will also provide parking (total of 58 spaces) for the Roosevelt Apartments located at 180 Tenth Street, which is currently subject to a separate development application to be considered by the Planning Board.

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28. Case: P19-056 Preliminary/Final Major Site Plan
 Address: 84-86 Coles Street
 Applicant: 82-84 Coles Street LLC
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Charles J. Harrington, III
 Block: 11213 Lot: 2, 3
 Zone: H (Historic District)
 Description: Applicant proposes new construction of a four (4) story residential townhouse with two (2) residential units.

CARRIED TO JULY 28, 2020 MEETING WITH PRESERVATION OF NOTICE

29. Review and discussion of Scatter Site Redevelopment Plan regarding the expansion of the boundaries.
Approved 5-0 with floor amendment. Thakur not present.

30. **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 review and discussion of Amendments to the Scatter Site Redevelopment Plan to Incorporate the Properties Identified as Block 11105, Lot 10; Block 12903, Lot 13; Block 14106, Lot 30; Block 16901, Lot 17; Block 18302, Lot 3; Block 18702, Lot 9; Block 19501, Lot 22; Block 19603, Lot 8; Block 21305, Lots 16 & 17; Block 23101, Lot 50; Block 23703, Lot 13; Block 24002, Lot 48; Block 24804, Lot 49; Block 25903, Lot 5; and Block 28001, Lot 28

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

32. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD