

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

Please take notice that the Jersey City Planning Board took the following actions at the August 11, 2020 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Watterman, Thakur, Horton, Cruz, Allen, Langston, Gonzalez*
4. Swear in Staff
5. Correspondence
6. Old Business

7. Case: P19-090 Minor Site Plan with Deviations
Address: 427 Ogden Avenue
Applicant: Andres Cortes
Review Planner: Mallory Clark, AICP
Attorney: Rita McKenna, Esq.
Block: 2405 Lot: 15
Zone: R-1
Description: Addition to existing 3 story, 2 family structure with parking
Deviations: rear yard setback, number of stories, front yard parking (corner lot)
Decision: Approved with conditions 5-0 (*Horton, Gonzalez, Thakur, Cruz, Langston*)

8. New Business

9. 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).
Decision: Approved with conditions 7-0

10. 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.

Carried to September 8, 2020 meeting with preservation of notice

11. 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.

Decision: **Approved with conditions 7-0**

12. Case: P20-040 Preliminary and Final Major 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.

Decision: **Approved 7-0**

13. Case: P20-041 Preliminary and 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.

Decision: **Approved 7-0**

14. Case: P19-167 Preliminary and Final Major Site Plan with Deviations
Address: 248-250 Academy Street
Applicant: GOPALJI LLC / DVSRD LLC
Review Planner: Timothy Krehel, AICP, PP
Attorney: Gerard D. Pizzillo, Esq.
Block: 12204 Lot: 1, 30
Zone: JSQ 2060 Redevelopment Plan (Zone 4: Neighborhood Mixed Use)
Description: Proposed construction of a five (5) story hotel, containing sixty (60) rooms, event space, lounge, and a roof deck.
Variances: Front Yard Setback, Maximum permitted height/stories, Minimum residential floor to ceiling height, Minimum ceiling height (ground floor), Ground floor residential unit height above grade.

Decision: **Approved 6-1**

15. Case: P19-156 Preliminary and Final Major Site Plan Amendment
Address: 55 Jordan Ave, 26 Tuers Ave and 535-545 Mercer Ave
Applicant: 55 Jordan Avenue LLC
Review Planner: Matt Ward, AICP, PP
Attorney: Gerard Pizzillo, Esq.
Block: 13504 Lot: 10.01 (F/K/A 7, 10-14)
Zone: McGinley Square East Redevelopment Plan
Description: Approved under case P16-102, the Applicant seeks to amend the approval to relocate utilities, reconfiguration of ground floor retail spaces and construct enclosed rooftop amenity spaces.

Decision: **Approved 7-0**

16. Case: P20-043 Preliminary and Final Major Site Plan
Address: 260 Pacific Avenue
Applicant: 260 Pacific LLC
Review Planner: Erica Baptiste
Attorney: Charles J. Harrington, III, Esq.
Block: 2020 Lot: 13
Zone: Morris Canal Redevelopment Plan - Residential Zone / Adaptive Reuse Overlay Zone G
Description: Applicant proposes conversion of a two-story house of worship to a multi-family use with seven (7) residential units and a one (1) story addition.
Carried to September 8, 2020 meeting with preservation of notice
17. Case: P20-067 Administrative Amendment
Address: 17-19 and 53-63 Yale Avenue, and 400 and 148-430 Claremont Avenue
Applicant: 400 Claremont Urban Renewal, LLC
Review Planner: Matt Ward, AICP, PP
Attorney: James McCann
Block: 21801 Lots: 4, 5, 8, 9, 10, 15, 16, 17, 18 and 19
Zone: Route 440-Culver Redevelopment Plan
Description: Proposed amendment to change one of the approved sustainable design elements. Specifically, the applicant seeks to eliminate the design element that requires the roof to be built with 10% solar panel, 40% green roof and the remainder as cool roof membrane. Instead the applicant seeks to construct the entire building with an Energy Star rating of 75 or higher. Proposed rating is 99 in this application. Major site plan approved under case number P18-206.
Decision: Approved with conditions 7-0
18. Case: P20-044 Preliminary and Final Major Site Plan
Address: 656-658 Grand Street
Applicant: Mecca Realty Properties II, Inc.
Review Planner: Matt Ward, AICP, PP
Attorney: Stephen Joseph
Block: 17205 Lot: 3 and 4
Zone: Morris Canal Redevelopment Plan
Description: Construction of a five-story mixed use building with 1,989 square feet of ground floor commercial, 16 dwelling units (2 income restricted affordable units), and zero automobile parking.
Carried to August 25, 2020 meeting with preservation of notice
19. Case: P20-008 1 year Extension
Address: 278 Grand Street
Applicant: Zheng "Larry" Li and Lei Wang
Review Planner: Mallory Clark, AICP
Attorney: Pro Se
Block: 1405 Lot: 9
Zone: Triangle Development of Bright Street Redevelopment Plan
Description: Extension of Minor Site Plan approval from 2017 under Case #P16-117 for a 4 story, 2 family residential structure with deviations.
Decision: Approved 7-0
20. Case: P19-075 Preliminary and Final Major Site Plan - Interim Use
Address: 34 Caven Point Avenue
Applicant: Liberty Holdings LLC
Review Planner: Mallory Clark, AICP
Attorney: Oswin Hadley, Esq.
Block: 21503 Lot: 19, 25
Zone: Canal Crossing Redevelopment Plan
Description: Extension of expired interim use of rock crushing facility with phase-out plan.
Decision: Approved with conditions 7-0

21. **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 a Preliminary and Final Major Site Plan with a “c” variance #P20-077, submitted by 281 Central Ave JC, LLC (281 Central Ave.) Block 3702, Lot 29
 2. Resolution of the Planning Board of the City of Jersey City approving a Minor Site Plan with “c” variances #P20-057, submitted by Target Corporation (100 14th St.) Block 7301, Lot 1
 3. Corrected Resolution of the Planning Board of the City of Jersey City for a denial of a Minor Subdivision Heard as P19-076 real file number is P19-176, submitted by 145 Bergen LLC (145 Bergen Ave.) Block 23001, Lot 36
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment - 11:04PM

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD