

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

Please take notice that the Jersey City Planning Board took the following actions at the September 8, 2020 virtual meeting.

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

8. Review and discussion of proposed redevelopment plan, “Laurel-Saddlewood Redevelopment Plan” . Initiated by Lennar Multifamily Communities LLC.
CARRIED TO A DATE UNCERTAIN.

9. Review and discussion of Ivan Petrovsky, Kevork Mourad and Lorenzo Pickett as Certified Artists. Formal action may be taken.
Approved and Recommended to City Council for adoption 6-0

10. 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: 20201 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.
Decision: Approved with conditions 5-0 (Langston Recused)

11. 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.
Decision: Carried to October 13, 2020 meeting

12. Case: P20-068 Preliminary and Final Major Site Plan
Address: 87 Storms Avenue
Applicant: Green Homes Developer, Inc.
Review Planner: Lindsey Sigmund, AICP
Attorney: Thomas Leane, Esq.
Block: 15203 Lot: 4
Zone: Neighborhood Commercial (NC)
Description: Proposed four (4) story multi-family building containing eleven (11) units.
Decision: Approved with conditions 6-0

13. Case: P20-097 Minor Subdivision
 Address: 151 West Side Avenue
 Applicant: New Jersey City University
 Review Planner: Matt Ward, AICP, PP
 Attorney: Jen Mazawey
 Block/Lot: 26101/2 and 21902/6
 Zone: NJCU West Campus Redevelopment Plan
 Description: Subdivision to divide Block 26101 Lot 2 into two lots to effectuate NJCU purchase from an adjacent owner to facilitate development of Gothic Knights Road. Also, subdivision of Block 21902 Lot 6 to effectuate later transfer of public ROW on West Side Avenue to the City.

No Quorum. Carried to September 22, 2020 meeting with preservation of notice

14. Review and discussion of a Master Plan Reexamination Report regarding amendment to the Jersey City Master Plan Circulation Element. Staff initiated. **Approved 6-0**

15. Review and discussion of the amendments to the Canal Crossing Redevelopment Plan. Amendments initiated by Staff and Hampshire Real Estate Companies.

Approved and Recommended to City Council for adoption 5-0 (Allen not present)

16. Case: P19-090 Minor Subdivision and Minor Site Plan
 Address: 252 Webster Ave
 Applicant: 252 Webster LLC
 Review Planner: Mallory Clark-Sokolov, AICP
 Attorney: Stephen Joseph, Esq.
 Block: 2306 Lot: 14
 Zone: Webster Avenue Redevelopment Plan
 Description: Subdivision of 37.75' x 100' lot into two (2) 18.75' x 100' lots and construction of two (2), two-family townhomes.

Decision: Approved with conditions 6-0

17. Case: P19-182 Preliminary and Final Major Site Plan with Variances
 Address: 302 Morris Pesin Drive
 Applicant: Liberty Storage LLC
 Review Planner: Mallory Clark-Sokolov, AICP
 Attorney: Charles Harrington, Esq.
 Block: 24304 Lot: 7
 Zone: Liberty Harbor Redevelopment Plan
 Description: Proposed hotel and conference center use
 Variances: Parking garage visibility, parking area fronting on street, outdoor parking, loading area screening, off site lighting, minimum property size, minimum room count and minimum light intensity.

Carried to the September 22, 2020 Meeting

18. Case: P20-056 Preliminary and Final Major Site Plan
 Address: 30 River Court
 Applicant: T.A. Pool, LLC
 Review Planner: Cameron Black, AICP, PP
 Attorney: Maria P. Vallejo, Esq.
 Block: 7302 Lot: 33, 34, 44, 45, 46, and 58
 Zone: Newport RDP
 Description: Reconfiguration of a roundabout with swimming pool, sidewalk, landscaping and road improvements.

Carried to September 22, 2020 meeting with preservation of notice

19. Case: P20-059 Minor Site Plan Amendment
 Address: 67 Virginia Avenue
 Applicant: Kontos Construction Co LTD
 Review Planner: Erica Baptiste
 Attorney: Chris J Murphy, Esq.
 Block: 22102 Lot: 43
 Zone: Jackson Hill Redevelopment Plan – Zone 1, Neighborhood Mixed Use
 Description: Proposal to amend approved Case No. P19-133 to develop a 4-story (48’) residential building with four (4) 3-bedroom units.
Carried to September 22, 2020 meeting with preservation of notice.
20. Case: P20-065 Minor Site Plan
 Address: 102-104 Ege Avenue
 Applicant: Vincent Priore
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Tova Lutz, Esq.
 Block: 21102 Lot: 60, 61
 Zone: Jackson Hill Redevelopment
 Description: Proposed construction of two (2) 2-family homes on vacant lots.
 Variance(s): Max Lot Coverage, Max Building Height, Min Rear Yard Setback
Carried to September 22, 2020 meeting with preservation of notice.
21. Case: P19-157 Preliminary/Final Major Site Plan
 Address: 648 Montgomery Street
 Applicant: Surinder & Sherry Singh
 Review Planner: Timothy Krehel, AICP, PP
 Attorney: Gerard D. Pizzillo
 Block: 13502 Lot: 25
 Zone: NC (Neighborhood Commercial)
 Description: Applicant is seeking to adaptively re-use existing two (2) story structure with ground floor commercial and one residential dwelling unit and adding an additional (2) stories to create a four (4) story mixed-use building with ground floor commercial space, six (6) residential units and rooftop amenity space.
 Variances: Rear Yard Setback
Carried to September 22, 2020 meeting with preservation of notice
22. Case: P20-005 Preliminary and Final Major Site Plan with Variances
 Address: 401-405 Whiton Street
 Applicant: 40135 Whiton LLC
 Review Planner: Mallory Clark-Sokolov, AICP
 Attorney: Heather Kumer, Esq.
 Block: 17506 Lot: 8,9,10
 Zone: Lafayette Park Redevelopment Zone
 Description: Eight story multifamily structure with 49 residential units, including 8 affordable, and 11 on-site parking spaces
 Variances: rear yard setback, building coverage
Carried to September 22, 2020 meeting with preservation of notice
23. Case: P20-022 Preliminary and Final Major Site Plan with Variances
 Address: 405 Route 440
 Applicant: Leontarakis JC-440 Real Estate, LLC
 Review Planner: Mallory Clark-Sokolov, AICP
 Attorney: Heather Kumer, Esq.
 Block: 24602 Lot: 1
 Zone: Waterfront Planned Development
 Description: Demolition of existing Diner and construction of eight story, 158 unit structure with 108 on-site car parking spaces
 Variances: Rooftop appurtenance setback, floor to ceiling height for parking level with residential wrapper
Carried to September 22, 2020 meeting with preservation of notice

24. Case: P19-185 Preliminary and Final Major Site Plan with Variance
Address: 266 Webster Avenue
Applicant: 266 Webster LLC
Review Planner: Mallory Clark-Sokolov, AICP
Attorney: Patrick Conlon, Esq
Block: 2306 Lot: 21
Zone: Webster Ave RDP
Description: demolition of existing structure and construction of a four story, 2-family building
Carried to September 22, 2020 meeting with preservation of notice

25. Case: P20-005 Preliminary and Final Major Site Plan Amendment
Address: 408-410 Whiton Street and 309-311 Pine Street
Applicant: 408 Whiton Plaza and 309 Pine Plaza, LLC
Review Planner: Mallory Clark-Sokolov, AICP
Attorney: Charles Harrington, Esq
Block: 17505 Lot: 9.01, 16
Zone: Morris Canal RDP, TOD North District
Description: Amendment to façade materials and internal layout of 8 story, 56 unit building with 13 parking spaces
Variances: Drive Aisle Width (under original approval – no change)
Carried to September 22, 2020 meeting with preservation of notice.

26. 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 Preliminary and Final Major Site Plan with deviations #P19-167, submitted by GOPALJI LLC/DVSRD LLC (248-250 Academy St.) Block 12204 Lots: 1 & 30
2. Resolution of the Planning Board of the City of Jersey City approving a Preliminary and Final Major Site Plan #P20-023, submitted by 477 Monmouth , LLC (477 Monmouth St.) Block 9908 Lot: 28
3. Resolution of the Planning Board of the City of Jersey City approving an amendment to a previously approved Preliminary and Final Major Site Plan with deviations #P19-120, submitted by 333 Grand Street, LLC (333 Grand St.) Block 14002 Lot: 1.04
4. 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 #P20-062, submitted by Journal Square Ramp, LLC (808 Pavonia Ave.) Block 9404 Lots: 34, 35, 41 and Block 10601 Lots: 38 & 39
5. Resolution of the Planning Board of the City of Jersey City approving a Preliminary and Final Major Site Plan with deviation #P20-051, submitted by 829 Garfield Holdings, LP (829 – 843 Garfield Ave.) Block 22704 Lot: 7.01 fka 7, 8, 9
6. Resolution of the Planning Board of the City of Jersey City approving a Preliminary and Final Major Site Plan with deviations #P20-041, submitted by H.P Lincoln Urban Renewal, LLC (201 Erie St.) Block 8801 Lot: 3
7. Resolution of the Planning Board of the City of Jersey City approving an amendment to a previously approved Preliminary and Final Major Site Plan #P20-040, submitted by H.P Roosevelt Urban Renewal, LLC (180 10th St.) Block 8802 Lot: 6
8. Resolution of the Planning Board of the City of Jersey City approving a minor subdivision #P20-029, submitted by Sims Development, LLC (1904 JFK Blvd.) Block 25503 Lot: 9

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

28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD