

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

Please take notice that the Jersey City Planning Board took the following actions at the October 27, 2020 virtual meeting.

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

1. 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 November 10, 2020 meeting with preservation of notice.**

2. Review and discussion of amendments to the Sip Avenue Gateway Redevelopment Plan to allow for greater residential density on existing non-residential use land parcels.  
**Carried to the November 10, 2020 meeting**

3. Case: P20-039 Minor Subdivision  
Address: 28 Pearsall Avenue  
Applicant: 28 Pearsall Equities, LLC  
Review Planner: Timothy Krehel, AICP, PP  
Attorney: Thomas Leane, Esq.  
Block: 29503 Lot: 26  
Zone: R-1A One and Two Family District  
Description: Proposed Minor Subdivision of the property located at 28 Pearsall Avenue. The Minor Subdivision will divide the existing oversized lot into two conforming lots. The existing structure is to remain on the northern proposed lot.  
Variances/Deviations: Lot Size, Lot Width, and Side Yard Setbacks for the proposed lot with the existing structure.  
**Carried to the November 10, 2020 meeting with preservation of notice.**

4. Case: P20-089 Preliminary & Final Major Site Plan with "c" Variances  
Address: 810 Pavonia Avenue  
Applicant: Black Iron Journal Square  
Review Planner: Timothy Krehel, AICP, PP  
Attorney: Jason R. Tuvel, Esq.  
Block: 9404 Lot: 33  
Zone: Journal Square Redevelopment Plan – Zone 4: Neighborhood Mixed Use  
Description: Construction of a 4 story multi family residential building consisting of 12 dwelling units along with amenity space, tenant storage, and bicycle parking  
Variances: Rear Yard Setback (Minimum) and Side Yard Setback  
**Carried to the November 10, 2020 meeting with preservation of notice.**

5. Case: P20-003 Preliminary/Final Major Site Plan  
Address: 177 Academy Street  
Applicant: TRG Academy, LLC  
Review Planner: Timothy Krehel, AICP PP  
Attorney: Thomas P. Leane, Esq.  
Block: 12308 (existing) Block: 11.01 (proposed) Lot: 10, 11  
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)  
Description: Proposed Six (6) story building on newly subdivided lot including Fifty (50) residential units and rear yard and rooftop terraces.  
**Carried to the November 10, 2020 meeting with preservation of notice.**

8. New Business

9. Case: P20-030 Minor Subdivision w/ “c” Variances  
Address: 122 Terrace Avenue  
Applicant: GN Management, Inc.  
Review Planner: Timothy Krehel, AICP PP  
Attorney: Stephen Joseph, Esq.  
Block: 2503 Lot: 05  
Zone: R-1

Description: Minor Subdivision of a 49.30'x100' lot in the R-1 zone into two (2) non-conforming 24.65'x100' lots.  
Variances/Deviations: Lot Area and Lot Width for both proposed lots  
**Decision: Approve with conditions. 8-0**

10. Case: P20-080 Preliminary and Final Major Site Plan  
Address: 355 Grand Street - Jersey City Medical Center  
Applicant: Jersey City Medical Center  
Review Planner: Mallory Clark-Sokolov, AICP  
Attorney: Robert Verdibello, Esq.  
Block: 14001 Lot: 1,2  
Zone: Grand Jersey RDP, Hospital and Mixed Use Zone  
Description: Flood Protection system introduced to the perimeter and interior equipment space in the emergency room.  
**Decision: Approve with conditions 7-0 (Gonzalez recused)**

11. Case: P20-034 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  
**Decision: Approved with conditions 5-0-3 (Torres, Allen and Langston)**

12. Case: P19-174 Preliminary and Final Major Site Plan with Variances  
Address: 37 Bright Street a/k/a 284-286 Grand Street  
Applicant: Caroline K Burton  
Review Planner: Mallory Clark-Sokolov, AICP  
Attorney: Pro Se  
Block: 14105 Lot: 6  
Zone: Bright Street Redevelopment Plan  
Description: Renovation and expansion of existing one-story garage to construct a three (3) story structure with two floors of art gallery space and one residential unit  
Variances: Rooftop appurtenance stepback  
**Decision: Approved with conditions 8-0**

13. Case: P19-187 Preliminary Major Site Plan Amendment, Preliminary and Final Major Site Plan  
Address: 316 15th St, 325 15th St, 326 15th St, Monmouth St, 15th St, and 239 Coles St  
Applicant: Emerson Leasing Co., II, III, and IV, LLC  
Review Planner: Matt Ward PP, AICP  
Attorney: George Garcia  
Block/Lots: 6903/1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4 and 7002/1  
Zone: Jersey Avenue Park Redevelopment Plan  
Description: Proposed amendments and site plan for phases II, III and IV of the Emerson Lofts development as it relates to previously approved preliminary approvals including permissible increases to parking and unit count, façade and floor plan changes, changes to phasing of the project and community benefits, inclusion of Emerson Park and relocation of utilities. Phases II, III and IV combined include 749 dwelling units, roughly 19,000 square feet of retail, 202 off-street parking spaces and 7 loading spaces.  
**Carried to November 10, 2020 with testimony taken**

14. Review and discussion of proposed changes to Chapter 345-17 Traffic Impact Assessment and 345-18 Visual Assessment requirements. **Carried to November 10, 2020 meeting**

15. Case: P20-012 Site Plan Amendment  
Address: 168 MLK Drive  
Applicant: JC Capital Fund MLK, LLC  
Review Planner: Cameron Black, AICP, PP  
Attorney: Eugene P. O'Connell, Esq.  
Block: 25001 Lot: 67  
Zone: Jackson Hill Redevelopment Plan  
Description: Removal of the basement from the site plan on a previously approved project for a 5 story 16 unit building with ground floor commercial.  
**Carried to the November 10, 2020 meeting with preservation of notice.**

16. Case: P19-162 Minor Site Plan with “c” variances  
Address: 114 Stegman Street  
Applicant: Ramkumar Roopnarine  
Review Planner: Cameron Black, AICP, PP  
Attorney: Robert P. Weinberg, Esq.  
Block: 25002 Lot: 38  
Zone: Turnkey Redevelopment Plan  
Description: A three story 2-family home with a 2 car garage on an undersized lot  
Variances: Side yard, building coverage, and garage width  
**Carried to the November 10, 2020 meeting with preservation of notice.**
17. Case: P20-050 Preliminary and Final Major Site Plan Amendment  
Address: 132 Monitor Street  
Applicant: Lafayette Development Fund, LLC  
Review Planner: Matt Ward PP, AICP  
Attorney: Thomas Leane  
Block: 17504 Lot: 27.01  
Zone: Morris Canal Redevelopment Plan  
Description: Amendment to previously approved seven (7) story building with 48 dwelling units.  
Proposed amendment (originally approved under Case No. P18-126) will add an additional floor and 8 units for a total building of eight (8) stories and 56 dwelling units. The previously approved 5 ground floor parking spaces will remain unchanged.  
**Carried to the November 10, 2020 meeting with preservation of notice.**
18. Case: P20-060 Preliminary and Final Major Site Plan Approval  
Address: 676 Garfield Avenue  
Applicant: J.M. Garfield, LLC  
Review Planner: Cameron Black, AICP, PP  
Attorney: Thomas Leane, Esq.  
Block: 23704 Lot: 1,2,3, and 4  
Zone: Garfield Avenue Redevelopment Plan  
Description: Proposed façade and landscaping improvements to a car sales lot.  
**Carried to the November 10, 2020 meeting with preservation of notice.**
19. Case: P20-075 Minor Site Plan  
Address: 921 Bergen Avenue  
Applicant: Randy Levitt / Capital One N.A.  
Review Planner: Erica Baptiste  
Attorney: Jennifer Porter, Esq.  
Block: 12104 Lot: 2  
Zone: Journal Square Redevelopment Plan - Zone 6, Preservation  
Description: Capital One Bank project to comply with ADA requirements.  
**Carried to the November 10, 2020 meeting**
20. Case: P20-070 Site Plan Amendment  
Address: 626 Newark Avenue  
Applicant: 626 Newark, LLC  
Review Planner: Erica Baptiste  
Attorney: Charles Harrington, III.  
Block: 8101 Lot: 28 & 29  
Zone: Journal Square Redevelopment Plan – Zone 4/5, Central Avenue Extension  
Description: Amend approved preliminary and final major site plan with “c” variances (Case No. P18 191) of a 27-story building by reduce size of cellar, remove 5’ setback at second and third floors, increase unit count by 38 units, remove electric vault from cellar, redesign building façade with EIFS, and remove plants from roof.  
Variances: EIFS and maximum required retail frontage  
**Carried to the November 10, 2020 meeting with preservation of notice.**
21. Case: P20-119 Site Plan Amendment w/ “c” variances  
Address: 26-28 Cottage Street  
Applicant: 26-28 Cottage, LLC  
Review Planner: Erica Baptiste  
Attorney: Charles Harrington, III  
Block: 7902 Lot: 43.01 (f/k/a 43 and 44)  
Zone: Journal Square 2060 Redevelopment Plan – Zone 4 / Homestead Place Extension  
Description: Applicant is seeking to amend previous approval (P19-103) to permit the use of EIFS as a façade material on the east and north elevations to participate in the Jersey City mural program and to permit temporary leasing advertising signage.  
Variances: EIFS  
**Carried to the November 10, 2020 meeting with preservation of notice.**

22. Case: P20-120 Site Plan Amendment w/ “c” variances  
 Address: 24-32 Van Reipen Avenue  
 Applicant: 26 Van Reipen, LLC  
 Review Planner: Erica Baptiste  
 Attorney: Charles Harrington, III.  
 Block: 7903 Lot: 37 and 38.01 (f/k/a 38 and 39)  
 Zone: Journal Square 2060 Redevelopment Plan – Zone 4 / Homestead Place Extension  
 Description: Applicant is seeking to amend previous approval (P19-031) to permit the use of EIFS as a façade material on the east and north elevations and to participate in the Jersey City mural program.  
 Variances: EIFS  
**Carried to the November 10, 2020 meeting with preservation of notice.**
23. Case: P20-100 Administrative Amendment  
 Address: 412-418 Whiton Street  
 Applicant: GND Whiton St. Holdings Urban Renewal LLC  
 Review Planner: Matt Ward, AICP, PP  
 Attorney: Thomas Leane  
 Block: 17505 Lot: 17 and 18  
 Zone: Morris Canal  
 Description: Proposed update to floorplans to alter the unit mix of the previously approved development. No change to bulk. Increasing number of one-bedroom and three-bedroom units while decreasing number of two-bedroom units. No change to total unit count of 56 dwelling units. Project approved under P19-046.  
**Carried to the November 10, 2020 meeting with preservation of notice.**
24. Case: P20-112 Administrative Amendment  
 Address: 74 Maple Street  
 Applicant: MC Maple Holding, LLC  
 Review Planner: Matt Ward, AICP, PP  
 Attorney: Robert Verdibello  
 Block: 19003 Lot: 13.01  
 Zone: Morris Canal  
 Description: Proposed change to façade materials to exposed concrete along lot line off of Pine Street frontage, limited to bottom two-story area and at request of adjacent property owner.  
**Carried to the November 17, 2020 meeting with preservation of notice.**
25. Case: P20-074 Preliminary and Final Major Site Plan  
 Address: 756 Communipaw Avenue  
 Applicant: Laundry Time JC, LLC  
 Review Planner: Cameron Chester Black, AICP, PP  
 Attorney: Stephen Joseph, Esq.  
 Block: 18301 Lot: 44, 45, & 46  
 Zone: Commercial Automotive  
 Description: Proposed renovations to an existing commercial lot and building to convert into a laundromat with 13 surface parking spaces.  
**Carried to the November 10, 2020 meeting with preservation of notice.**
26. **Memorialization of the following resolutions are available upon request at [cityplanning@icnj.org](mailto:cityplanning@icnj.org).**  
 1. Resolution of the Planning Board of the City of Jersey City denying minor site plan with variances #P19-150, submitted by Amr M.I Amin (233 Academy St.) Block 12203 Lot 31  
 2. Resolution of the Planning Board of the City of Jersey City approving and recommending adoption of the Central Avenue Block 2901 Redevelopment Plan for Block 2901 Lots 9- 23  
 3. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan amendment #P19-156, submitted by 55 Jordan Avenue, LLC (55 Jordan Ave., 26 Tuers Ave., 535-545 Mercer St.) Block 13504 Lot 10.01 (f/k/a Lots 7, 10-14)  
 4. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with waivers #P20-044, submitted by Mecca Realty Properties II INC. (656-658 Grand St.) Block 17205 Lots 3 & 4  
 5. Resolution of the Planning Board of the City of Jersey City approving minor subdivision #P20-097, submitted by New Jersey City University (West Side Avenue Between Caron Place and University Boulevard within the NJCU West Campus Redevelopment Area) Block 21902 Lot 6  
 6. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with variance #P20-076, submitted by 306 Bergen Avenue, LLC (306 Bergen Ave.) Block 22502 Lots 1,2 & 3  
 7. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with variances #P20-022, submitted by Leontarakis JC-440 Real Estate, LLC (405 Route 440) Block 24602 Lot 1  
 8. Resolution of the Planning Board of the City of Jersey City approving corrective resolution of a preliminary and final major site plan with variances #P18-194, submitted by 160 First Street Urban Renewal, LLC (175 Second St.) Block 11502 Lots 1.03 (phase 2) and 9.01 (phase 1)  
 9. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with variances #P19-157, submitted by Surinder and Sherry Singh (648 Montgomery St.) Block 13502 Lot 25
27. Executive Session, as needed, to discuss litigation, personnel or other matters
28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD