

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

Please take notice that the Jersey City Planning Board took the following actions at the November 10, 2020 virtual meeting.

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

7. 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.
Decision: Approved with conditions 5-0 (Watterman and Desai recused)

8. New Business

9. 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 a date uncertain (*Also carried from the 7/21 and 8/11 and 10/13 meetings*)

10. 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 17, 2020 with preservation of notice. (*Also carried from the 8/25, 9/8, 9/22 and 10/13 and 10/27 meetings*)

11. 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.
Decision: Approved with conditions 7-0

12. Review and discussion of proposed changes to Chapter 345-17 Traffic Impact Assessment and 345-18 Visual Assessment requirements. **Approved 7-0**
13. Renewal of contractual services for Board Attorney for year 2021. **Approved 7-0**
14. Renewal of contractual services for Stenographer for year 2021. **Approved 7-0**
15. Review and discussion of amendments to numerous redevelopment plans to remove expiration dates. Sponsored by City Planning staff. Formal action may be taken. **Recommend adoption to City Council with conditions 7-0**
16. 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.
Decision: Approved with conditions 6-0 (Allen recused)
17. 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
Decision: Approved with conditions 4-2 (No: Watterman and Torres)
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.
Decision: Approved with conditions 7-0
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.
Decision: Approved with conditions 7-0
20. 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.
Decision: Approved with conditions 7-0

21. 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 24, 2020 with preservation of notice (Also carried from the 10/13 and 10/27 meeting)
22. 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
Decision: Approved with conditions 6-1 (No: Torres)
23. 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 24, 2020 Meeting (Also carried from the 10/13 and 10/27 meeting)
24. 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 17, 2020 with preservation of notice (Also carried from the 10/13 and 10/27 meeting)
25. 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
Decision: Approved with conditions 5-2 (No: Torres & Horton)

26. 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 Lot: 10, 11 (Proposed lot 11.01)
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 17, 2020 meeting with preservation of notice (*Also carried from the 10/13 and 10/27 meeting*)
27. 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 24, 2020 meeting with preservation of notice.
28. Case: P20-130 1 year Extension
Address: 55 Washburn Street
Applicant: Puran Persaud and Anjaali Persaud
Review Planner: Erica Baptiste
Attorney: Pro Se
Block: 8202 Lot: 14
Zone: R-1, One- and two- family
Description: Second application to extend minor site plan approval of Case No. P17-016 for one year.
Decision: Approved 7-0
29. Case: P20-106 Site Plan Amendment
Address: 184 Martin Luther King Drive
Applicant: LG Home Improvements and Construction, LLC.
Review Planner: Erica Baptiste
Attorney: Stephen S. Rose, Esq.
Block: 25001 Lot: 1
Zone: Jackson Hill Redevelopment Plan
Description: Amendment of approved Case No. P16-105 to increase the overall building height by 9 1/2 inches of a mixed-use, four-story building with two commercial units and six (6) residential units.
Decision: Approved 7-0
30. Case: P20-103 "c" variance
Address: 71 Madison Avenue
Applicant: Verizon New Jersey Inc.
Review Planner: Erica Baptiste
Attorney: Rebecca C. Lafferty, Esq. and Nicholas Talvacchia, Esq.
Block: 18601 Lot: 21
Zone: Jackson Hill Redevelopment Plan
Description: Applicant is proposing to place an above ground transformer to support upgraded equipment that will be installed within the building.
Variances: bulk standards for non-residential site design
Decision: Approved 7-0
31. 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 25, 2020 meeting**
32. Case: P20-096 Administrative Amendment
Address: 17-23 Perrine Avenue
Applicant: 17-23 Perrine Avenue Development LLC
Review Planner: Timothy Krehel, AICP PP
Attorney: Gerard D. Pizzillo
Block: 10803 Lot: 2, 3, 4
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)

Description: Administrative Amendment of P19-192 to reduce the visual impact of the proposed structure by increasing building setbacks and reducing the building footprint. The applicant is also seeking to reconfigure the floor plans and units, and to construct a transformer room to meet PSE&G requirements.

Carried to the November 17, 2020 meeting

33. Case: P20-066 Preliminary/Final Major Site Plan Approval
Address: 785 Newark Avenue
Applicant: 72 Holly Road LLC
Review Planner: Erica Baptiste
Attorney: Ronald H. Shaljian
Block: 9402 Lot: 3
Zone: Journal Square 2060 Redevelopment Plan (Zone 5: Commercial Main Street)
Description: New 4 story building with a ground floor restaurant and 9 residential units.
Deviation: Rear Yard Setback
Decision: Approved 7-0

34. Case: P20-104 Minor Site Plan
Address: 145 Bergen Avenue
Applicant: 145 Bergen, LLC
Review Planner: Cameron Chester Black, AICP, PP
Attorney: Thomas P. Leane, Esq.
Block: 23001 Lot: 36
Zone: R-3
Description: A 4-story 4 family home with 9,804 square feet of gross floor area on a vacant lot.
Carried to the November 24, 2020 meeting with preservation of notice.

35. Case: P20-086 Preliminary & Final Major Site Plan with "c" Variances
Address: 30-32 Jones Street
Applicant: MVP One LLC
Review Planner: Timothy Krehel, AICP PP
Attorney: Stephen Joseph, Esq.
Block: 10704 Lot: 34, 35
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)
Description: Applicant is proposing a new five (5) story residential building with nineteen (19) dwelling units with zero (0) parking spaces.
Variance(s): Min Rear Yard Setback above ground floor, Max Building Height
Carried to the November 24, 2020 meeting with preservation of notice.

36. Case: P19-191 Minor Site Plan
Address: 57 Virginia Avenue
Applicant: BNK Property, LLC
Review Planner: Cameron Chester Black, AICP, PP
Attorney: Stephen Joseph, Esq.
Block: 21102 Lot: 48
Zone: Jackson Hill Redevelopment Plan
Description: A 5 story residential building with 3 units.
Carried to the November 24, 2020 meeting with preservation of notice.

37. 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 the City awarding a contract to Precision Reporting Services for Fiscal Year 2021.
2. Resolution of the Planning Board of the City of Jersey City authorizing and approving the appointment of legal counsel to Law Office of Santo T. Alampi, LLC beginning January 1, 2021 through December 31, 2021.
3. Resolution of the Planning Board of the City of Jersey City to recommend approval by the City Council of the proposed amendments to the Morris Canal Redevelopment Plan regarding the creation of the Berry Lane Park North Zone aka 417 Communipaw Avenue Block 18901 Lots 23 & 29

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

39. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD