

[JERSEY CITY PLANNING BOARD](#)

PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Jersey City Planning Board on the special date and time of April 28, 2020 at 6:00 pm.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icnj.org.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

[JOIN VIRTUAL MEETING](#)

click link above at the scheduled date and time of this meeting

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://zoom.us/j/234993255>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 929 205 6099 or +1 312 626 6799 and web id: 234 993 255

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#).

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. New Business
8. Case: [P20-028](#)
 - For: 1-year extension
 - Address: 659 Grove St
 - Applicant: Newport Associates Development Company
 - Review Planner: Cameron Black, AICP, PP
 - Attorney: James C McCann Esq.
 - Block: 6002
 - Lot: 8
 - Zone: Newport Redevelopment Plan
 - Description: ten-story mixed-use residential building containing 139 dwelling units, and 116 parking spaces
9. Case: [P19-137](#)
 - For: Preliminary and Final Major Site Plan w/ “c” variances
 - Address: 701 Grand St.
 - Applicant: 503-509 Communipaw Ave., LLC
 - Review Planner: Cameron Black, AICP, PP
 - Attorney: Heather Kumer, Esq.
 - Block: 17203
 - Lot: 5
 - Zone: Morris Canal Redevelopment Plan
 - Description: 15 parking spaces with landscaping on an existing used car sale lot
 - Variances: Parking stall size and lot size
10. Case: [P19-193](#)
 - For: Preliminary and Final Major Site Plan with Deviations
 - Address: 52 University Place Boulevard
 - Applicant: CP West Campus IV LLC
 - Review Planner: Matt Ward
 - Attorney: Chris Murphy
 - Block: 21902.02
 - Lot: 1.01, 1.02, 1.03
 - Zone: NJCU West Campus
 - Description: Proposed 11-story mixed-use building with 343 dwelling units (24 affordable units), roughly 11,000 square feet of retail, a roughly 37,000 square foot performing arts center with 490-seat theater, roughly 42,000 square feet of university uses as well as a two-story parking garage with 226 spaces and kinetic façade as well as a service alley.
 - Deviations: Relief from the Diagrammatic Regulating Plan as it relates to building setbacks for exterior stairs and ADA ramp and parking garage circulation and access.

11. Case: [P19-166](#)
For: 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 on site parking spaces supplementing the existing 154 parking spaces for a total of 288 spaces. The Application is subject to review pursuant to N.J.S.A 40:55D-31.

12. Case: [P19-181](#)
For: Preliminary and Final Major Site Plan with deviations
Address: 367 10th Street
Applicant: 360 9 Street, LLC
Review Planner: Lindsey Sigmund, AICP
Attorney: Charles Harrington, Esq.
Block: 6902
Lot: 29
Zone: Enos Jones Redevelopment Plan – 9th and Brunswick Zone
Description: Proposed development of a seven (7) story residential building with fifty-four (54) residential units, including four (4) affordable units. The proposal includes a parking management plan outlining the shared use of 147 ground floor valet parking spaces. This project is the third and final phase of a mixed-use project.
Deviations: Height in feet, Garage setback, and Minimum parking space

13. Memorialization of Resolutions
14. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD