

# **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 date and time of October 13, 2020 at 5:30 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@jcnj.org](mailto:cityplanning@jcnj.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.

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

- Join the meeting using Zoom: <https://us02web.zoom.us/j/86228881000>
- 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. If you called in, you may use \*9 to raise your hand.
- 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 +1 301 715 8592 or +1 312 626 6799, and **Webinar ID: 862 2888 1000**.

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@jcnj.org](mailto:cityplanning@jcnj.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](http://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 under 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](http://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: P20-022  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-022-405-route-440-2020/information/>  
For: 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 FROM 9/22/2020 MEETING. TESTIMONY TAKEN.**
  
9. Case: P20-097  
<https://data.jerseycitynj.gov/explore/dataset/p20-097-151-west-side-ave/information/>  
For: 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.  
**CARRIED FROM 9/22/2020.**
  
10. Case: P20-129  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-129-627-grand-street-2020/information/>  
For: Section 31 Application  
Address: 627 Grand Street  
Applicant: The City of Jersey City, Department of Administration  
Review Planner: Matt Ward, PP, AICP  
Block: 15501            Lot: 2  
Zone: Morris Canal Redevelopment Plan  
Description: Review pursuant to NJSA 40:55D-31 for new fire station, 2-story, 11,751 square feet with associated parking and circulation.
  
11. Case: P20-122  
<https://data.jerseycitynj.gov/explore/dataset/p20-122-28-40-university-place/information/>  
For: Section 31 Application  
Address: 28-40 University Place and 243 West Side Ave  
Applicant: New Jersey City University  
Review Planner: Matt Ward PP, AICP  
Attorney: Jen Mazawey  
Blocks/Lots: 21902.02/1.03 and 3; and 21902/6  
Zone: NCJU West Campus Redevelopment Plan  
Description: Review pursuant to NJSA 40:55D-31 for proposed update of the Public Plaza spaces in the NJCU West Campus. Associated improvements, in addition to the landscape architecture, include:

transformers, detention systems, seating, public art, trashcans, plantings, etc.

12. Case: P20-034

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-005-401-405-whiton-2020/information/>

For: 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 FROM 9/22 MEETING.**

13. Case: P20-080

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-080-355-grand-street-2020/information/>

For: 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.

14. Case: P19-187

<https://data.jerseycitynj.gov/explore/dataset/p19-187-316-15th-street-et-al/information/>

For: 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 FROM 9/22/2020 MEETING**

15. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding the creation of the Berry Lane Park – North Zone aka 417 Communipaw Avenue. Amendments petitioned by Skyline Development. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/morris-canal-amendment-417-communipaw-av/information/>

16. Review and discussion of proposed changes to Chapter 345-17 Traffic Impact Assessment and 345-18 Visual Assessment requirements. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-proposed-amendment-ldo-ss345-17-and-ss345-18/information/>

17. 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. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/sip-avenue-gateway-redevelopment-plan-amendment-2020/information/>

18. Case: P20-024

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-024-211-baldwin-avenue-2020/information/>

For: 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 FROM SEPTEMBER 8, 2020 MEETING**

19. Case: P20-012

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-012-168-mlk-drive-2020/information/>  
For: Site Plan Amendment  
Address: 168 MLK  
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.

20. Case: P19-162

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p19-162-114-stegman-street-2020/information/>  
For: 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 door width

21. Case: P20-050

<https://data.jerseycitynj.gov/explore/dataset/p20-050-132-monitor-st/information/>  
For: 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.

22. Case: P19-182

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-2020-p19-182-302-morris-pesin-drive/information/>  
For: 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 FROM SEPTEMBER 22, 2020 MEETING WITH PRESERVAITON OF NOTICE**

23. Case: P19-174

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-2020-p19-174-37-bright-street/information/>

For: 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

24. Case: P20-039

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-039-28-pearsall-avenue/information/>

For: 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.

25. Case: P20-060

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-060-676-garfield-avenue-2020/information/>

For: 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.

26. Case: P20-089

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-089-810-pavonia-avenue-2020/information/>

For: 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

27. Case: P20-030

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-030-122-terrace-avenue-2020/information/>

For: 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

28. Case: P20-075

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-075-921-bergen-avenue-2020/information/>

For: 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.

29. Case: P20-070

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-070-626-newark-avenue-2020/information/>

For: 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

30. Case: P20-119

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-119-26-28-cottage-street-2020/information/>

For: 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

31. Case: P20-120

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-120-24-32-van-reipen-avenue-2020/information/>

For: 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

32. Case: P20-100

<https://data.jerseycitynj.gov/explore/dataset/p20-100-412-418-whiton-st/information/>

For: 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.

33. Case: P20-112

<https://data.jerseycitynj.gov/explore/dataset/p20-112-74-maple-st/information/>

For: 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.

34. Case: P20-003

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-003-177-academy-street-2020/information/>

For: 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.

35. Memorialization of Resolutions

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

37. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD