

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 January 5, 2021 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.

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/85420548728>
- 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: **854 2054 8728**

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. 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. Case: P20-098
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-098-415-435-summit-avenue-2020/information/>
For: Preliminary and Final Major Site Plan w/ "c" Variance
Address: 415-435 Summit Avenue
Applicant: TRG Summit, Summit & Sip LLC
Review Planner: Erica Baptiste
Attorney: Eugene Paolino, Esq.
Block: 100704 Lot: 2 & 6
Zone: Journal Square 2060 Redevelopment Plan -
Description: Proposal to construct a 26 story mixed-use tower on a base structure containing 4,434 square feet of ground floor commercial/retail use, 386 dwelling units, residential amenity space and a parking garage for 51 parking spaces and 200 bicycle spaces.
Variances: Ground floor non-residential floor height, tower on a base side yard setback, maximum building height.
CARRIED FROM THE 12/8/2020 MEETING. TESTIMONY TAKEN.
8. New Business
9. 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
CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.
Also carried from the 10/13, 10/27, 11/10 and 11/24/2020 meetings.
10. Case: P20-081
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-081-407-413-summit-avenue-2020/information/>
For: Site Plan Amendment w/ "c" Variance
Address: 407-413 Summit Avenue
Applicant: 413 Summit Holding, LLC
Review Planner: Erica Baptiste
Attorney: Thomas P. Leane, Esq.
Block: 10704 Lot: 7, 8
Zone: Journal Square 2060 - Zone 3: Commercial Center
Description: Amendment to add a mezzanine to the ground floor making the building 19 stories. The building will not exceed the maximum permitted feet in height. Other changes include relocation of interior spaces, decrease in parking from 16 to 10, changes in unit types and façade changes.
Deviation: Maximum number of stories
CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.
Also carried from the 11/17 meeting.
11. Presentation of the Jersey City Parking Management Plan for addition to the Jersey City Master Plan Circulation Element. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/parking-plan-presentation-/information/>
<https://data.jerseycitynj.gov/explore/dataset/jc-parking-plan-final-report/information/>

CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.

12. Review and discussion of a Master Plan Reexamination Report regarding amendment to the Jersey City Master Plan Circulation and Land Use Elements. Staff initiated. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-master-plan-reexam-december-2020/information/>

CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.

13. Review and discussion of the retiring of the expired Webster Avenue Redevelopment Plan for adoption as regular zoning. Amendments initiated by Staff. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-webster-avenue-redevelopment-plan-retiring-2020/information/>

CARRIED FROM 12/8/2020 MEETING

14. Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan regarding the permitting office and medical office uses on the ground floor and permit office use in excess of 10% of gross floor area. Petitioned by Kay 321 Washington Properties, LLC. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/powerhouse-arts-district-amendments-2020/information/>

CARRIED FROM 12/8/2020 MEETING

15. Case: P19-171

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p19-171-16-18-and-20-nevin-street-2020/information/>

For: Preliminary and Final Major Site Plan w/ "c" Variance

Address: 16-20 Nevin Street

Applicant: 12 Nevin, LLC

Review Planner: Cameron Chester Black, PP, AICP

Attorney: Stephen Joseph, Esq.

Block: 15004 Lot: 40, 41, and 42

Zone: McGinley Square East Redevelopment Plan

Description: A 5-story building with 20 units and 11 parking spaces

Variances: minimum side yard step back

CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.

16. Case: P20-136

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-136-14-16-burma-road-2020/information/>

For: Preliminary and Final Major Site Plan w/ "c" Variances

Address: 14-16 Burma Road

Applicant: 14-16 Burma Road Industrial LLC

Review Planner: Erica Baptiste

Attorney: Eugene Paolino, Esq.

Block: 24304 Lot: 8

Zone: Liberty Harbor North Redevelopment Plan

Description: Proposal to construct a two (2) story new film studio with three (3) sound stages, support office space and onsite parking.

Variances: Parking fronting the street, landscaping along access drive, exterior parking, landscaping areas along street line, street trees in interior of parking lot, shielding of light, size of signage, maximum number of signage, setback from adjacent parking lot, and minimum lot size.

CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.

17. Case: P20-069

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-069-669-bergen-avenue-2020/information/>

For: Preliminary and Final Major Site Plan w/ "c" Variance

Address: 669 Bergen Avenue

Applicant: Bergen Ave 669 LLC

Review Planner: Erica Baptiste

Attorney: Stephen Joseph, Esq.

Block: 16502 Lot: 28

Zone: Scatter Site Redevelopment Plan, Neighborhood Commercial & Historic Overlay District

Description: Proposal to construct a six (6) story forty-six (46) unit residential building on a vacant lot.

Variances: Maximum building height and rooftop appurtenance height

CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.

18. Case: P20-143

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-143-10-journal-square-2020/information/>

For: Preliminary and Final Major Site Plan Amendment w/ "c" Variances

Address: 10 Journal Square

Applicant: One Journal Square Tower North Urban Renewal Company LLC

One Journal Square Tower South Urban Renewal Company LLC

One Journal Square Partners Urban Renewal Company LLC

One Journal Square Condominium Association, Inc.

Review Planner: Timothy Krehel

Attorney: Eugene Paolino, Esq.

Block: 9501 Lot: 23

Zone: Journal Square 2060 – Zone 1: Core District

Description: Proposed mixed-use project to be constructed in two (2) phases. Phase I will involve the reconstruction of a new design for the existing plaza area and the construction of a fifty-two (52) story residential tower over a twelve (12) story base building. The base will have retail, residential lobbies, and parking for approximately 500 cars. The base and “Tower North” will have a total of 966 residential units.

Phase II involves the construction of a second fifty-two (52) story residential tower and will contain 757 residential units. Approximately 380 additional parking spaces will be added to the base as part of Phase II.

Variances: Driveway Width, Maximum diagonal dimension between building corners.

CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.

19. Case: P20-079

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-079-30-park-lane-north-2020/information/>

For: Preliminary and Final Major Site Plan

Address: 30 Park Lane North

Applicant: Wave 2, LLC

Review Planner: Cameron Chester Black, AICP, PP

Attorney: Ronald Shaljian, Esq.

Block: 7302 Lot: 3.13

Zone: Newport Redevelopment Plan

CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.

20. Case: P20-128

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-128-454-second-street-2020/information/>

For: Preliminary & Final Major Site Plan w/ "c" Variances

Address: 454 Second Street

Applicant: 454 2nd JC Group LLC

Review Planner: Timothy Krehel, AICP, PP

Attorney: Jason R. Tuvell, Esq.

Block: 11008 Lot: 1.01

Zone: Merseles Street Redevelopment Plan

Description: Proposed Construction of a four (4) story building with forty eight (48) residential units.

Variance(s): Transformer Location, Lighting

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21. Case: P20-083

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-083-308-academy-street-2020/information/>

For: Minor Site Plan

Address: 308 Academy Street

Applicant: Xiu Qin Liu

Review Planner: Timothy Krehel, AICP PP

Attorney: Stephen Joseph, Esq.

Block: 12106 Lot: 13

Zone: Journal Square 2060 (Zone 8: Bergen Square)

Description: Proposed construction of a four (4) story building with nine (9) residential units.

Variances: Side yard Set Back, Roof Structures and appurtenances.

CARRIED FROM 12/8/2020 MEETING WITH PRESERVATION OF NOTICE.

22. Memorialization of Resolutions

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD