

## **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 November 23, 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.

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/81307022190>

- 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: **813 0702 2190**

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 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. Discussion of annual Planning Board reorganization.

9. Review and discussion of the 2022 Planning Board Meeting Calendar.

<https://data.jerseycitynj.gov/explore/dataset/2022-planning-board-calendar/information/>

10. Case: P20-166

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-166-250-254-fairmount-2021/information/>

For: Major Site Plan with Variances

Address: 250-254 Fairmount Ave

Applicant: West Bergen Heights Associates, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 15003 Lot: 20

Zone: NC Neighborhood Commercial

Description: construction of a new four (4) story building with ground floor commercial space and twelve (12) dwelling units

Variances: Rear-yard setback

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

11. Case: P21-096

<https://data.jerseycitynj.gov/explore/dataset/p21-096-150-200-hudson-street/information/>

For: Preliminary Major Subdivision + Final Major Subdivision

Address: 150 & 200 Hudson Street

Applicant: M-C Plaza II & III LLC. c/o Mack-Cali Realty Corp.

Attorney: Charles Harrington

Review Planner: Francisco Espinoza

Block: 11603 Lot: 18 & 19

Zone: Exchange Place North

Description: M-C Plaza II & III LLC proposes to amend the subdivision approved as P18-146 on February 19, 2019 to amend the boundary between (1) Lot 19 in Block 11603 and Lot 18 in Block 11603 and (2) Lot 18 in Block 11603 and Lot 27 in Block 11603, and to create a new Lot 18.02 in Block 11603 from Lot 18 in Block 11603 along its boundary with Lot 27 in Block 11603 in order to correct title and ownership issues associated with the 2019 subdivision.

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

12. Case: P21-094

<https://data.jerseycitynj.gov/explore/dataset/p21-094-747-grand-st/information/>

For: Minor Site Plan

Address: 747 Grand St

Applicant: Verizon Wireless c/o Kevin R. Jones, Esquire

Attorney: Kevin R. Jones, Esquire

Review Planner: Francisco Espinoza

Block: 18704 Lot: 16

Zone: R-1

Description: Proposed rooftop wireless telecommunications facility on existing building. Proposed antennas will be placed in three (3) separate sectors on rooftop at top heights of 64'-10" AGL. Existing rooftop has top height of 68'-8" (existing generator on penthouse). Permitted as 2nd principal use.

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

13. Case: P20-165

<https://data.jerseycitynj.gov/explore/dataset/p20-165-21-29-van-reipen-avenue/information/>

For: Preliminary and Final Major Site Plan with variances

Address: 21-29 Van Reipen Avenue

Applicant: 29 Van Reipen LLC

Attorney: Charles Harrington, Esq.

Review Planner: Liz Oppen

Block: 7901 Lot: 1+2

Zone: Journal Square 2060 RDP, Zone 4: Neighborhood Mixed Use Description: Twenty-seven (27) story mixed use building with ground floor retail, two (2) floors of commercial pursuant to the Office Space Bonus of the Journal Square 2060 Redevelopment Plan and 612 dwelling units. Application pursuant to the Homestead Place Extension Bonus.

Variances: Minimum off-street loading spaces (2 required, 1 proposed), setback of garage entry door from building façade (4' required, 0' proposed), off-street loading dimensions, loading space configuration, first floor height within 30' of a rear lot line (12' permitted, 20' proposed), rear yard stepback (10' required, 5' provided for a portion of façade length- 10' provided for majority).

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

14. Case: P21-061

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-061-659-grove-st-2021/information/>

For: Final Major Site Plan

Address: 659 Grove Street

Applicant: Newport Associates Development Company

Attorney: Maria P. Vallejo, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 6002 Lot: 8

Zone: Jersey Avenue Light Rail Redevelopment Plan – High Rise District

Description: Construction of a new ten (10) story mixed-use building with ground floor retail and 139 residential units and 102 parking spaces

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

15. Case: P21-066

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-066-650-grove-st-2021/information/>

For: Final Major Site Plan

Address: 650 Grove Street

Applicant: Newport Associates Development Company

Attorney: Francis X. Regan, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 6101 Lot: 2

Zone: Jersey Avenue Light Rail Redevelopment Plan – High Rise District

Description: Construction of a new ten (10) story, 108 unit structure with ground floor office space and 80 parking spaces. Project utilizes the Landscape Bonus of the plan as approved under a Preliminary Site Plan in December 2020.

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

16. Case: P21-102

<https://data.jerseycitynj.gov/explore/dataset/p21-102-342-communipaw-ave/information/>

For: Minor Site Plan with Variances

Address: 342 Communipaw Avenue

Applicant: 342 Communipaw JC LLC

Attorney: Thomas P. Leane

Review Planner: Matt Ward, AICP, PP

Block: 20005 Lot: 12

Zone: Morris Canal Redevelopment Plan

Description: New construction of a four (4) story mixed use building with 1,091 square feet of ground floor retail and three (3) dwelling units. Prior approval granted under P20-108 for seven (7) units.

Variances: Minimum lot size

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

17. Case: P20-173

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-173-43-45-charles-street-2021/information/>

For: Minor Subdivision

Address: 43-45 Charles Street

Applicant: Inderjit Singh

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 2803 Lot: 7

Zone: R-1

Description: Minor Subdivision of 50x100 lot into two 25x100 lots in the R-1 Zone

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

18. Case: P21-057

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-057-99-arlington-avenue-2021/information/>

For: Minor Subdivision with "c" variance

Address: 99 Arlington Avenue

Applicant: Usher Levy

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 23602 Lot: 4

Zone: R-1

Description: Subdivision of a 50' x 100' lot into two 25' x 100' lots with a shared curb cut.

Variances: lot area of 2,498 square feet is below the 2,500 square feet minimum

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

19. Case: P20-156

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-156-480-duncan-avenue-2021/information/>

For: Preliminary and Final Major Site plan

Address: 456-480 Duncan Avenue

Applicant: 480 Duncan Ave. Corp.

Attorney: Eugene O'Connell, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 11706 Lot: 11, 12, & 13

Zone: Hackensack River Edge Redevelopment Area

Description: Retrofitting existing trucking terminal facility to accommodate more loading doors and installation of a rain garden on site.

**REQUESTS TO CARRY TO DECEMBER 7th REGULAR MEETING with preservation of notice**

20. Case: P21-072

<https://data.jerseycitynj.gov/explore/dataset/p21-072-336-342-mlk-drive/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 336-342 MLK Drive

Applicant: TAG Development

Attorney: Francis X. Regan

Review Planner: Matt Ward, PP, AICP

Block: 22605

Lot: 1

Zone: Jackson Hill Redevelopment Plan

Description: Proposed new six (6) story mixed use building with twenty-five (25) dwelling units (1 affordable) and approximately 1,716 square feet of ground floor commercial space.

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

21. Case: P21-103

<https://data.jerseycitynj.gov/explore/dataset/p21-103-355-communipaw-av/information/>

For: Minor Site Plan

Address: 355 Communipaw Avenue

Applicant: Farrell L. Mungo

Attorney: Stephen Joseph

Review Planner: Matt Ward, PP, AICP

Block: 20201

Lot: 29

Zone: Morris Canal Redevelopment Plan

Description: Proposed reconfiguration of the internal layout of the four (4) unit dwelling located in the Residential district of the Morris Canal Redevelopment Plan. No additions are proposed.

**REQUESTS TO CARRY TO DECEMBER 7th REGULAR MEETING with preservation of notice**

22. Case: P20-169

<https://data.jerseycitynj.gov/explore/dataset/p20-169-62-68-monitor-st/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 62-68 Monitor Street

Applicant: FD Monitor LLC

Attorney: Robert Verdibello

Review Planner: Matt Ward, PP, AICP

Block: 18502

Lot: 37

Zone: Morris Canal Redevelopment Plan

Description: Partial demolition, adaptive reuse of an existing one-story masonry building along new construction of a 6-story mixed use building with thirty-nine (39) dwelling units (3 affordable), five (5) parking spaces, two ground floor commercial spaces totaling 3,298 sf, and outdoor terrace amenities.

Variances: Street frontage setback, rear setback at first floor, rear setback above the first floor, height of garage roof above grade at setback, retail use window openings, minimum green area ratio.

**CARRIED FROM NOVEMBER 9th REGULAR MEETING with preservation of notice**

23. Case: P21-101

<https://data.jerseycitynj.gov/explore/dataset/p21-101-150-pacific-av/information/>

For: Interim Use Approval with variances

Address: 150 Pacific Avenue

Applicant: Team Walker Inc.

Attorney: Thomas Leane, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 21503

Lot: 27

Zone: Canal Crossing Redevelopment Plan

Description: Applicant proposes to renovate the interior spaces of one of several existing industrial structures onsite for a vocational school use and office space including associated electric, plumbing, and mechanical needs to support the classrooms' function for each vocation. Additional improvements include façade alterations, sidewalk, and landscaping improvements.

Variances: location of sign above first floor

24. Case: P21-079

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-079-30-park-lane-north-700-washington-blvd/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 30 Park Lane North - 700 Washington Blvd

Applicant: Wave 2, LLC

Attorney: Ronald Shaljian, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 7302 Lot: 3.13

Zone: Newport Redevelopment Plan

Description: 33-story mixed use tower with 391 units with 7,970 square feet of retail and the parking garage is being adjusted to comply with NJDEP review comments.

25. Case: P20-072

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-072-370-372-princeton-avenue-2021/information/>

For: Minor Site plan  
Address: 370-372 Princeton Avenue  
Applicant: 370 Princeton, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Cameron Black, AICP, PP  
Block: 28904      Lot: 12 & 13  
Zone: Chapel Avenue Industrial Park Redevelopment Plan  
Description: Three story multi dwelling 7 units (6 + basement unit)

26. Case: P20-102

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-102-804-810-west-side-avenue/information/>

For: Preliminary and Final Major Site Plan with “c” variances  
Address: 804-810 West Side Avenue  
Applicant: 804 West Side Ave., LLC  
Attorney: Thomas Leane, Esq.  
Review Planner: Cameron Black, AICP, PP  
Block: 14803      Lot: 1, 74, 75, 76  
Zone: Neighborhood Commercial  
Description: Five story mixed use building with 32 units, ground floor commercial, and 16 parking spaces  
Variances: Curb Cut and Rear yard setback

**REQUESTS TO CARRY TO DECEMBER 7th REGULAR MEETING with preservation of notice**

27. Case: 21-043

<https://data.jerseycitynj.gov/explore/dataset/p21-043-399-401-halladay/information/>

For: Preliminary and Final Major Site Plan with Variances  
Address: 399-401 Halladay Street  
Applicant: LAF Holding LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Matt Ward, AICP, PP  
Block: 15603  
Lot: 7  
Zone: Lafayette Park Redevelopment Plan  
Description: Proposed six (6) story residential building with twenty-four (24) dwelling units (2 affordable units), and five (5) off-street parking spaces.  
Variances: Maximum building coverage, Minimum Rear Yard Setback

**REQUESTS TO CARRY TO DECEMBER 7th REGULAR MEETING with preservation of notice**

28. Memorialization of Resolutions

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

30. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD