

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 Special Meeting of the Jersey City Planning Board on the date and time of December 7, 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/86951044676>

- 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: 869 5104 4676

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. ADJOURNMENTS

7. Review and discussion of updates to the Master Plan, including the Vision, the Open Space Element, and the Land Use Element. Documents are available for review on the [OURJC Master Plan website](https://ourjc-jerseycity.hub.arcgis.com/pages/final-plans). Formal action may be taken. <https://ourjc-jerseycity.hub.arcgis.com/pages/final-plans>

TO BE CARRIED TO JANUARY 18, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

8. Case: P21-055
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-055-819-west-side-avenue-2021/information/>

For: Preliminary + Final major Site Plan

Address: 819 West Side Avenue

Applicant: 819 West Side Ave LLC

Attorney: Eugene O'Connell, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 14705

Lot: 1

Zone: NC

Description: Five (5) story, twenty-eight (28) unit building with ground floor commercial

Variances: Rear Yard Setback (existing non-conforming)

TO BE CARRIED TO JANUARY 4, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

9. Case: P21-043
<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

TO BE CARRIED TO JANUARY 4, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

10. Case: P20-175
<https://data.jerseycitynj.gov/explore/dataset/p20-175-682-route-440-11bennett-street/information/>

For: Preliminary + Final Major Site Plan with "c" variances

Address: 682 Route 440 and 11 Bennett Street

Applicant: Myneni Properties

Attorney: Charles Harrington III, Esq.

Review Planner: Liz Oppen, AICP

Block: 20403

Lot: 1, 2

Zone: Water Street Redevelopment Plan | High Rise Zone

Description: Applicant proposes to clear the Property and construct a new fifteen (15) story mixed use building with two hundred eighteen (218) residential units, one hundred five (105) vehicle parking spaces initially (87 of which will be interior parking spaces for residents, while 18 spaces will be exterior), and eighty-seven (87) residential spaces upon development of the "Rte 440 Boulevard" (the "Project").

Variances: Maximum floor to ceiling height for retails (15' permitted, 22' proposed), parking located between street line and building and exterior to the building envelope, number of stories, number of parking spaces, loading area configuration

TO BE CARRIED TO JANUARY 4, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

11. Case: P21-122

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-122-35-cottage-street-2021/information/>

For: Preliminary and Final Major Site Plan Amendment / Three (3) Year Extension

Address: 35 Cottage Street

Applicant: 35 Cottage Street, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7903

Lot: 19

Zone: Journal Square 2060 (Zone 4 / Homestead Place Extension Bonus)

Description: Request to extend the Approval for the previously approved development pursuant to P18-096, which is part of a comprehensive phased development of the Homestead Extension project. The approval was for a twenty-seven (27) story mixed use building with 329 residential units with retail/commercial uses; a synagogue/house of worship; assembly space; a pre-school and banquet hall space.

TO BE CARRIED TO JANUARY 4, 2022 REGULAR MEETING WITH PRESERVATION OF NOTICE

12. OLD BUSINESS

13. 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)

CARRIED FROM NOVEMBER 23rd REGULAR MEETING TESTIMONY TAKEN

14. NEW BUSINESS

15. Discussion of annual Planning Board reorganization.

16. Case: P21-135

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-135-325-353-route-1-9/information/>

For: Section 31 Review

Address: 325-353 Route 1 & 9

Applicant: City of Jersey City

Attorney: Itza Wilson, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 11702

Lot: 3, 4, & 5

Zone: Hackensack River Edge

Description: Subdivision of Jersey City Land to create the COVID Memorial Park.

17. Case: P21-139

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-139-115-jersey-city-boulevard-2021/information/>

For: Preliminary + Final Major Subdivision

Address: 115 Jersey City Boulevard, 65 - 101 Philip Street

Applicant: Scitech Scity LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 21504

Lot: 4.01, 5

Zone: Science and Technology District, Liberty Harbor RDP

Description: Subdivision of lots 4.01 and 5 within Scitech Scity property into four (4) new lots ranging from 94,675sf - 156,291sf to allow for various phases and uses of the future development to be developed separately.

18. Case: P21-086

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-086-115-jersey-city-boulevard-2021/information/>

For: Preliminary + Final Major Site Plan with Variances

Address: 115 Jersey City Boulevard, 65 - 101 Philip Street

Applicant: Scitech Scity LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 21504

Lot: 4.01, 5, 6, 7

Zone: Science and Technology District, Liberty Harbor RDP

Description: Phase I of Scitech Scity Complex including an eight (8) story research and development facility including life and science laboratory uses, restaurants and retail uses, office space, and a banquet hall. Interim surface parking is also included on part of the site

Variances: Signage (number, size lighting), maximum permitted parking

19. Amendments to the Morris Canal Redevelopment Plan regarding the creation of the Berry Lane Park – North Zone aka 417 Communipaw Avenue. Remanded to the Planning Board (Docket No. L – 432-21). Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/remand-morris-canal-rdp-amd-2021/information/>

20. Case: P20-166

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

For: Preliminary and Final 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 AND NOVEMBER 23RD MEETINGS 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.

CARRIED FROM NOVEMBER 9TH AND NOVEMBER 23RD MEETINGS 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 AND NOVEMBER 23RD MEETINGS WITH PRESERVATION OF NOTICE

23. 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 w/ "c" variance

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.

Deviation: Green Area Ratio Requirement

CARRIED FROM NOVEMBER 23RD REGULAR MEETING WITH PRESERVATION OF NOTICE

24. 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

CARRIED FROM NOVEMBER 23RD REGULAR MEETING WITH PRESERVATION OF NOTICE

25. Case: P21-123

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-123-88-regent-street-2021/information/>

For: Administrative Amendment

Address: 88 Regent Street

Applicant: 88 Regent Street, LLC

Attorney: James McCann, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 14002

Lot: 1.06

Zone: Liberty Harbor North RDP

Description: Requested Relief for condition of approval under original approval P17-094, adjustments to NJ Transit Light Rail platform access from Regent Street R.O.W.

26. Case: P21-099

<https://data.jerseycitynj.gov/explore/dataset/p21-099-95-greene-st/information/>

For: Minor Site Plan

Address: 95 Greene St.

Applicant: 95 Greene, LLC

Attorney: Patrick T. Conlon

Review Planner: Francisco Espinoza

Block: 14303

Lot: 2

Zone: Colgate Redevelopment Plan

Description: Applicant is proposing a new entranceway to the building as well as eight (8) new flush mounted signs on the York Street entrance area.

27. Case: P21-068

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-068-477-ocean-avenue/information/>

For: Preliminary and Final Major Site Plan with "c" variances

Address: 477 Ocean Avenue

Applicant: Ricardo Ramos

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 25101

Lot: 22

Zone: Turnkey Redevelopment Plan

Description: Addition of one-story structure, addition of a three-story structure and two-story addition over existing one-story structure resulting in a three-story mixed-use structure with one commercial unit and four dwelling units.

Variances: Lot coverage and roof appurtenances height

28. Case: P21-111

<https://data.jerseycitynj.gov/explore/dataset/p21-111-88-romaine-ave/information/>

For: Minor Site Plan

Address: 88 Romaine Ave

Applicant: NJNK Realty, LLC
Attorney: Benjamin T.F . Wine, Esq
Review Planner: Francisco Espinoza
Block: 10503
Lot: 30
Zone: R-3

Description: The Applicant proposes to demolish the existing nonconforming two-unit (2) dwelling and to construct a conforming four-unit (4) dwelling.

29. Memorialization of Resolutions

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

31. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD