

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 19, 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/88009270718>
- 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: **880 0927 0718**

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. Adjournments
 1. 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, Esq.
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 TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE.
Also carried from the 10/13/20, 10/27/20, 11/10/20, 11/24/20, 12/8/20 and 1/5/21 meetings.
 2. Case: P20-114
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-114-900-bergen-avenue-2020/information/>
For: Preliminary and Final Major Site Plan / “c” Variance
Address: 900 Bergen Avenue
Applicant: 900 Bergen LLC
Review Planner: Erica Baptiste
Attorney: Charles Harrington, III, Esq.
Block: 10701 Lot: 4
Zone: Journal Square 2060 Redevelopment Plan – Zone 7: Deco
Description: Demolition of existing building to construct a new eight (8) story mixed use building with ground floor commercial space and fifty (50) residential units.
Variance(s): height
CARRIED TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE.
 3. Case: P20-082
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-082-855-857-bergen-avenue-2020/information/>
For: Preliminary and Final Major Site Plan w/ “c” Variance
Address: 855-857 Bergen Avenue
Applicant: Stonebridge Capital LLC
Review Planner: Erica Baptiste
Attorney: Charles J. Harrington, III, Esq.
Block: 12107 Lot: 25, 26
Zone: Journal Square 2060 - Zone 8: Bergen Square
Description: Development of a mixed use five (5) story building with fifty-one (51) residential units and ground floor retail/commercial space
Variances: height
CARRIED TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE
 4. Case: P20-171
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-171-618-pavonia-avenue-2020/information/>
For: Administrative Amendment
Address: 618 Pavonia Avenue
Applicant: 618 Pavonia LLC
Attorney: Charles Harrington, III., Esq.
Review Planner: Erica Baptiste
Block: 7905 Lot: 20, 21, 22, and 23
Zone: Journal Square Redevelopment Plan – Zone 3, Commercial Center
Description: Amendment to Case No. P19-145 to remove the cellar level and relocate utility and mechanical rooms to second floor, remove rooftop pool, remove building marquee and reconfigure interior building layouts.
CARRIED TO THE 2/2/2021 MEETING WITH PRESERVATION OF NOTICE

8. New Business
9. Discussion of annual Planning Board reorganization. Formal action may be taken.
10. Review and discussion of amendments to the Bayfront I Redevelopment Plan regarding restated requirements, updated maps and standards and the Bayfront Redevelopment Master Plan as well as the amendments to the boundary of the Droyers Point Redevelopment Plan. Amendments sponsored by City Planning staff. Formal action may be taken.
<https://data.jerseycitynj.gov/explore/dataset/bayfront-rdp-restated/information/>
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 1/5/2021 MEETING WITH PRESERVATION OF NOTICE.
Also carried from the 12/8/2020 meeting.
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 1/5/2021 MEETING WITH PRESERVATION OF NOTICE.
Also carried from the 12/8/2020 meeting.
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 1/5/2021 MEETING.
Also carried from the 12/8/2020 meeting.
14. Case: P20-136
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-136-14-16-burma-road-2020/>
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 1/5/2021 MEETING WITH PRESERVATION OF NOTICE
Also carried from the 12/8/2020 meeting.
15. 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
Description: Proposal for a 33-story mixed use tower with 391 units with 7,970 square feet of retail.
CARRIED FROM 1/5/2021 MEETING WITH PRESERVATION OF NOTICE.
Also carried from the 12/8/2020 meeting.
16. 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 1/5/2021 MEETING WITH PRESERVATION OF NOTICE.

Also carried from the 12/8/2020 meeting.

17. Case: P20-125

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-125-134-newark-avenue-2020/information/>

For: Preliminary and Final Major Site Plan

Address: 134 Newark Avenue

Applicant: Rani Management LLC

Review Planner: Erica Baptiste

Attorney: Ronald Shaljian, Esq.

Block: 11404 Lot: 21

Zone: Neighborhood Commercial (NC)

Description: Renovation of the top four (4) floors and cellar of existing five (5) story building. Existing ground floor commercial to remain with modifications.

18. Case: P20-148

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-148-307-pine-326-328-johnston-2020/information/>

For: 1 year extension

Address: 307 Pine Street / 326-328 Johnston Avenue

Applicant: Rammarayana Properties, LLC

Review Planner: Erica Baptiste

Attorney: Patrick Conlon, Esq.

Block: 17505 Lot: 10 & 11

Zone: Morris Canal Redevelopment Plan – Transit Oriented Development North

Description: 1-year extension request of approved Case No. P16-031 to construct a five (5) story plus mezzanine mixed-use building for twenty (20) residential units, 1,862.5 square feet of retail space and two (2) parking spaces on the ground floor.

Variance(s): Maximum height in height and rear yard setbacks

19. Review and discussion of amendment to the Jackson Hill Redevelopment Plan to remap the plan to include the entire church and school lots of the Roman Catholic Church. Initiated by Sacred Heart Roman Catholic Church and the Roman Catholic Archdiocese of Newark (the "Diocese"). Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-jackson-hill-rdp-amendment-2020/information/>

20. Case: P20-090

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-090-150-vroom-street-2020/information/>

For: Minor Subdivision / Preliminary & Final Major Site Plan

Address: 150 Vroom Street

Applicant: SSB Goler, LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Gary Grant

Block: 12107 Lot: 28

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

Description: Construction of a five (5) story mixed-use building with 16 residential units with ground floor commercial retail space.

Variance(s): Lot Depth, Max Building Height, Front Yard setback, Rear Yard setback

21. Case: P20-110

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-110-95-jefferson-ave-2021/information/>

For: Minor Site Plan with 'c' Variance

Address: 95 Jefferson Avenue

Applicant: Jialu Chen + Ying Wang

Attorney: Robert Weinberg, Esq.

Review Planner: Mallory Clark-Sokolov, AICP

Block: 5706 Lot: 16

Zone: R1

Description: Construction of a new three (3) story, two (2) unit structure on an undersized lot with two (2) onsite parking spaces and roof deck

Variances: Rear-yard setback

22. Memorialization of Resolutions

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

24. Adjournment

