

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 February 2, 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@icnj.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/86447491278>
- 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: **864 4749 1278**

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@icnj.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: P20-093
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-093-175-185-academy-street-2020/information/>
For: Preliminary and Final Major Site Plan with “c” Variances
Address: 181-189 Academy Street
Applicant: Robert & Cynthia Williams
Attorney: Charles J. Harrington, III
Review Planner: Timothy Krehel, AICP PP
Block: 12308 Lot: 9.01 (Pending Subdivision)
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)
Description: Demo existing and create a 6-story multifamily residential building with 71 units and 20 parking spaces.
Variance(s): Height, Front Yard Setback, Max Building Depth, Parking Stall Dimension, Parking Entry Setback, Number of Three Bedroom Units, amount of Outdoor Recreation Area.
CARRIED TO THE 2/16/2021 MEETING WITHOUT PRESERVATION OF NOTICE
 2. 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 2/16/2021 MEETING WITH PRESERVATION OF NOTICE.
Also carried from the 10/13/20, 10/27/20, 11/10/20, 11/24/20, 12/8/20, 1/5/21 and 1/19/21 meetings.
 3. Case: P20-155
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-155-198-academy-street-2021/information/>
For: Preliminary and Final Major Site Plan with "c" Variances
Address: 198 Academy Street
Applicant: Vaishno Ma Summit U.R., LLC
Review Planner: Timothy Krehel AICP PP
Attorney: Donald M. Pepe, Esq.
Block: 12301 Lot: 2
Zone: Journal Square 2060 (Zone: 4 Neighborhood Mixed Use)
Description: Proposed construction of a mixed-use eighteen (18) story residential building
Variance(s): Rear Yard Setback, Minimum first floor height
CARRIED TO THE 2/16/2021 MEETING WITH PRESERVATION OF NOTICE.
8. New Business
9. Case: P21-004
<https://data.jerseycitynj.gov/explore/dataset/p21-004-679-west-side-ave/information/>
For: Section 31 – Casino in the Park
Address: 679 West Side Avenue
Applicant: Hudson County Improvement Authority
Attorney: Michael O’Connor, Deputy General Counsel
Review Planner: Matt Ward, PP AICP
Block: 16003 Lot: 3
Description: Pursuant to N.J.S.A. 40:55D-31 the proposed capital project referred as “Casino in the Park” is to include construction of a new restaurant and catering facility in Lincoln Park.

10. 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 1/19/2021 MEETING WITH PRESERVATION OF NOTICE.
Also carried from the 12/8/2020 and 1/5/2021 meetings.
11. 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, One and Two Family
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
CARRIED FROM THE 1/19/2021 MEETING WITH PRESERVATION OF NOTICE
12. 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
Attorney: Ronald Shaljian, Esq.
Review Planner: Erica Baptiste
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.
CARRIED FROM THE 1/19/2021 MEETING WITH PRESERVATION OF NOTICE
13. 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/>
CARRIED FROM THE 1/19/2021 MEETING
14. 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
Attorney: Charles Harrington, III, Esq.
Review Planner: Erica Baptiste
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 FROM THE 1/19/2021 MEETING WITH PRESERVATION OF NOTICE.
15. 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

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Erica Baptiste

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 FROM THE 1/19/2021 MEETING WITH PRESERVATION OF NOTICE.

16. 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 FROM THE 1/19/2021 MEETING WITH PRESERVATION OF NOTICE

19. 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/>

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

CARRIED FROM THE 1/19/2021 MEETING

21. Case: P20-115

<https://data.jerseycitynj.gov/explore/dataset/p20-115-15-park-lane-south/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 15 Park Lane South

Applicant: Newport Associates Development Company

Attorney: James C. McCann, Esq.

Review Planner: Matt Ward, PP AICP

Block: 7302 Lot: 5

Zone: Newport Redevelopment Plan

Description: Proposal for a public open space with passive recreation areas and unimproved areas.

Variances: Minimum Green Area Ratio (GAR)

22. Case: P20-137

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-137-333-newark-avenue-2020/information/>

For: Administrative Amendment

Address: 333 Newark

Applicant: BLDG 333 Newark, LLC

Attorney: Patrick T. Conlon, Esq.

Review Planner: Cameron Chester Black, PP AICP

Block: 11001 Lot: 4

Zone: Neighborhood Commercial (NC)

Description: Interior layout changes, re-configuration of amenity space, and removal of PTAC units.

23. Case: P19-177

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p19-177-108-pamrapo-avenue-2021/information/>

For: Minor Subdivision

Address: 108 Pamrapo Avenue

Applicant: Hemant Shah, MD/108 Real Estate LLC

Attorney: Peter Cecinini, Esq.
Review Planner: Cameron Chester Black, PP AICP
Block: 29801 Lot: 89
Zone: R-1, One and Two Family
Description: Subdividing the lot into two 25' x 113' lots

22. Memorialization of Resolutions

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD