

**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 March 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.

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](mailto: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/81175963535>
- 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: **811 7596 3535**

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](mailto: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](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](http://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
  
8. New Business
  
9. Case: P20-160  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-160-540-washington-blvd-2021/information/>  
For: Administrative Amendment  
Address: 540 Washington Blvd.  
Applicant: Newport NJ Hotel Associate, LLC  
Attorney: James McCann, Esq.  
Review Planner: Cameron Black  
Block: 7302.02 Lot: 2  
Zone: Newport Redevelopment Plan  
Description: amendment to final site plan approval for the hotel to create additional shared use parking for Newport by reducing the hotels approved parking ratio from .05 per room to .28 per room.  
**CARRIED FROM THE 3/9/2021 MEETING WITH PRESERVATION OF NOTICE.**  
*Also carried from the 2/16/2021 meeting.*
  
10. Case: P20-161  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-161-479washington-blvd-2021/information/>  
For: Administrative Amendment  
Address: 479 Washington Blvd.  
Applicant: Hotel at Newport Urban Renewal, LLC  
Attorney: James McCann, Esq.  
Review Planner: Cameron Black  
Block: 7303 Lot: 11  
Zone: Newport Redevelopment Plan  
Description: amendment to final site plan approval for the hotel to create additional use parking for Newport by reducing the hotels approved parking ratio from .05 parking spaces per room to .25 parking spaces per room  
**CARRIED FROM THE 3/9/2021 MEETING WITH PRESERVATION OF NOTICE.**  
*Also carried from the 2/16/2021 meeting.*
  
11. Case: P20-162  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-162-30204050-mall-drive-west-2021/information/>  
For: Administrative Amendment  
Address: 30, 20, 40, 50 Mall Drive West  
Applicant: Newport Centre, LLC  
Attorney: James McCann, Esq.  
Review Planner: Cameron Black  
Block: 7303 Lot: 3, 7, 8, & 14  
Zone: Newport Redevelopment Plan  
Description: amendment to final site plan approval for the hotel to create additional shared use parking for Newport by reducing the hotels approved parking ratio from 4.25 parking spaces per 1,000 sq ft of GLA to 3.0 parking spaces per 1,000sq ft of GLA  
**CARRIED FROM THE 3/9/2021 MEETING WITH PRESERVATION OF NOTICE.**  
*Also carried from the 2/16/2021 meeting.*
  
12. Case: P21-001  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-001-337-palisade-avenue-2021/information/>  
For: Minor Site Plan  
Address: 337 Palisade Avenue  
Applicant: 337 Palisade Holdings LLC  
Attorney: Benjamin T.F. Wine, Esq.  
Review Planner: Timothy Krehel AICP PP  
Block: 4504 Lot: 31  
Zone: R2-D  
Description: Proposed Construction of a four (4) story four (4) family residential building.  
**CARRIED FROM THE 3/9/2021 MEETING WITH PRESERVATION OF NOTICE.**

13. Case: P21-012

<https://data.jerseycitynj.gov/explore/dataset/p21-012-358-mlk-drive/information/>

For: Section 31 – Jersey City Public Safety Headquarters

Address: 358 Martin Luther King Jr. Drive aka 2 Jackson Square

Applicant: JCPHQ Investors LLC on behalf of City of Jersey City

Review Planner: Matt Ward

Attorney: Frank Regan

Block: 22601

Lots: 1 to 5, 33 to 35, 37

Zone: Jackson Hill Redevelopment Plan

Description: Pursuant to N.J.S.A 40:55D-31 courtesy review, a new 12-story 122,270 gross square foot public safety headquarters with accessory parking area for 12 spaces for city and maintenance vehicles.

14. Case: P19-139

<https://data.jerseycitynj.gov/explore/dataset/p19-139-2-central-ave/information/>

For: Section 31 – Hudson County Courthouse

Address: 2 Central Avenue aka 620 Newark Avenue

Applicant: Hudson County C/O Hudson County Improvement Authority

Review Planner: Matt Ward

Attorney: Donato Battista

Block/Lots(s): 6702/1, 2

Block/Lot(s): 8101/ 12 to 17, 19.01, 22 to 27

Block/Lot(s): 8102/ 1 to 8, 9.01, 13 to 19, 24 to 27

Zone: Journal Square 2060 Redevelopment Plan

Description: Pursuant to N.J.S.A 40:55D-31 courtesy review, a new +/- 400,000 gross square foot courthouse is proposed including 24 criminal, family and civil courtrooms, administrative offices and a 459-space parking garage for the County employees and selected jurors. The building is 5 stories above grade with a 6-level parking garage.

15. Case: P21-014

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-014-21-caven-point-2021/information/>

For: Administrative Amendment

Address: 21 Caven Point

Applicant: 21 Caven Point Avenue LLC

Attorney: Eugene Paolino, Esq.

Review Planner: Mallory Clark-Sokolov, AICP

Block: 24301 Lot: 4

Zone: Canal Crossing Redevelopment Plan

Description: Administrative Amendment to previously approved (Case No. P19-089) Preliminary and Final Major Site Plan with deviations to substitute metal panel to replace EIFS on the project.

16. Case: P20-154

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-154-88-regent-street-2020/information/>

For: Administrative Amendment

Address: 88 Regent Street

Applicant: 88 Regent Street LLC

Attorney: Marjorie M. McInerney, Esq.

Review Planner: Erica Baptiste

Block: 14002 Lot: 1.06 & 1.02

Zone: Liberty Harbor North Redevelopment Plan

Description: Applicant seeks a number of minor changes to the approved site plan including: minor interior wall and door adjustments, reduction of unit count, increased parking spaces, increased cupola level and revision to room layouts, addition of private roof terrace at cupola roof, projection of entrance vestibules at retail and residential lobby, addition of garage entrance canopies, and increase in elevator bulkhead by 18.5”.

17. Case: P20-127

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-127-541-547-martin-luther-king-drive-2020/information/>

For: Preliminary and Final Major Site Plan w/ “c” variances

Address: 541-547 Martin Luther King Drive

Applicant: 543 MLK Drive LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Erica Baptiste

Block: 18503 Lot: 7 & 8

Zone: Jackson Hill Redevelopment Plan - Zone 1

Description: Proposal for a mixed use building with 36 dwelling units and 4,439 square feet of commercial space.

Variances: Height

18. 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 Chester Black, AICP, PP

Block: 28904 Lot: 12 & 13

Zone: Chapel Avenue Industrial Park Redevelopment Plan

Description: Three story multi dwelling seven (7) units (6 + basement unit)

19. Case: P20-146

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-146-256-webster-avenue-2021/information/>

For: Minor Site Plan

Address: 256 Webster

Applicant: 6<sup>th</sup> Boro Development LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block: 2306 Lot: 12

Zone: Webster Avenue Redevelopment Plan

Description: New four (4) story, 2-family home with a 2-car garage

20. Case: P20-123

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-123-315-fifth-street-2020/information/>

For: Minor Site Plan

Address: 319 Fifth Street

Applicant: 319 Fifth St LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Mallory Clark-Sokolov, AICP

Block: 11208 Lot: 13

Zone: R-1, One- and two- family

Description: Alteration and addition to an existing two (2) floor plus basement, two-family residence. The new building will be a three (3) story two-family with historic front façade remaining. No change in use proposed.

21. Case: P20-163

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-163-2641-john-f-kennedy-boulevard-2020/information/>

For: Minor Site Plan

Address: 2641 John F. Kennedy Boulevard

Applicant: Saint Peter's University

Attorney: Eugene Paolino, Esq.

Review Planner: Erica Baptiste

Block: 14801 Lot: 24

Zone: University Zone

Description: Construction of a two (2) story addition to an existing university structure to be used for the new School of Business.

Waiver: Street trees

22. Case: P20-152

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-152-615-pavonia-avenue-2020/information/>

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

Address: 615 Pavonia Avenue, 605 Pavonia Avenue, and 595 Pavonia Avenue

f/k/a 595-621 Pavonia Avenue; 535-539 Summit Avenue and 136 Magnolia Avenue

Applicant: Journal Square II Urban Renewal LLC

Attorney: James McCann, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: C0001, C0002, C0003 f/k/a 9501 Lot: 4.01 (Lots 4-8 and 10-16)

Zone: Journal Square 2060 Redevelopment Plan – Zone 1

Description: Applicant proposes amendments to final site plan approval with deviations for Phase Two of "Journaled Squared," a three-phase mixed-use project to permit a total of 1,842 residential units, parking for 786 vehicles, 29,000 square feet of retail, restaurant, commercial space, and 132 signs. Changes include redesign of the interior lobby, changes to Retail Area C, removal of metal cladding, reduction of street frontage for Phase 2, increase ground floor transparency, drive aisle, new signage, addition of bollards bike storage count, changes to streetscape, and changes to the grading and drainage plan.

Variances: Signage, mechanical screening, street frontage percentage for blank walls/meter rooms, etc., and architectural interest on blank walls.

23. Case: P20-170

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-170-2958-john-f-kennedy-boulevard-and-71-73-cotta/information/>

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

Address: 2958 John F. Kennedy Boulevard and 71-73 Cottage Street

Applicant: Journal Square Tower LLC

Attorney: Charles Harrington, III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7903 Lot: 1, 2 and 3

Zone: Journal Square 2060 Redevelopment Plan – Zone 3: Commercial Center

Description: The applicant proposes to construct a 28-story mixed use building with two floors of commercial space pursuant of the office bonus of the redevelopment plan, 2 ground floor retail and 322 residential units

Variances: Height, minimum rear yard setback/stepbacks, all floor levels above the ground floor no extend greater than 85' from any right-of-way, head-in/head-out loading and parking facilities design, minimum front lot line and lot line tower setbacks, 5' setback at tower base, 30' setback adjacent to low density zone, 30' setback from adjacent property's rear property line; ground-to-ceiling height within 30' of rear lot line.

24. Case: P20-071

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-071-58-60-center-street-2020/information/>

For: Preliminary and Final Major Site Plan

Address: 58-60 Center Street; York Street; Colgate and York Street; and 214 Bright Street

Applicant: York Street West, LLC

Attorney: Charles Harrington, III, Esq.

Review Planner: Mallory Clark-Sokolov, AICP

Block: 13805 Lot: 4, 5, 6, 7, and 8

Zone: Bates Street Redevelopment Plan – Mixed-Use District

Description: Proposed five (5) story, one hundred (100) residential units with ground floor retail and twenty-five (25) parking spaces.

25. Memorialization of Resolutions

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

27. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD