

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 Regular Meeting of the Jersey City Planning Board on the date and time of May 24, 2022 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/83544546028>

- 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: **835 4454 6028**

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 Case
5. Correspondence
6. **ADJOURNMENTS**

7. **OLD BUSINESS**

- a. Case: P22-067

<https://data.jerseycitynj.gov/explore/dataset/p22-067-431-433-mlk-and-316-forrest-street-2022/information/>

For: Two (2) One (1)-Year Extensions

Address: 431-433 MLK and 316 Forrest Street

Applicant: TBG 431 MLK, LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 19503 Lot(s): 42.01 and 42.02

Zone: Jackson Hill RDP – Zone 1

Description: Request for a two (2) year extension for previously approved Cases P18-152 and P18-147 for a Minor Subdivision (has been perfected) and Preliminary and Final Major Site Plan approval for a six (6)-story multi-family building containing twenty-three (23) units.

8. **NEW BUSINESS**

9. Case: P21-146

<https://data.jerseycitynj.gov/explore/dataset/p21-146-335-palisade-avenue-2022/information/>

For: Minor Site Plan

Address: 335 Palisade Ave

Applicant: 335 Palisade Ave JC LLC

Attorney: Ben Wine, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 4504 Lot: 32

Zone: R2-D

Description: Proposed four (4)-story mixed-use building with four (4) residential units and ground floor retail space

Variances: Rooftop Appurtenance Coverage

CARRIED FROM MAY 10, 2022 MEETING WITH PRESERVATION OF NOTICE

10. Case: P22-031

<https://data.jerseycitynj.gov/explore/dataset/p22-031-or-286-and-296-coles-street/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 286 and 296 Coles Street

Applicant: Coles Jersey Development Co., LLC

Attorney: Donald M. Pepe, Esq

Review Planner: Liz Opper, AICP

Block: 6003 Lot: 1 & 2.02; 2.03

Zone: Jersey Avenue Park Redevelopment Plan-Mixed Use District

Description: 21-story mixed-use residential and commercial development with 682 units

Previous Approvals: P14-040, P18-030, P19-183, P20-031

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11. Case: P21-053

<https://data.jerseycitynj.gov/explore/dataset/p21-053-119-merritt-street-2022/information/>

For: Preliminary and Final Major Site Plan with 'c' Variances

Address: 119 Merritt Street

Applicant: Hamid Hessen

Attorney: Thomas Leane, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 30202 Lot: 1

Zone: Port Industrial (PI)

Description: Proposed two (2)-bay automobile service station with an automated roll-over car wash.

Variances: Minimum perimeter setback, Landscaping buffer, Freestanding sign setback

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12. Case: P22-029

<https://data.jerseycitynj.gov/explore/dataset/p22-029-35-43-cottage-street-2022/information/>

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

Address: 35-43 Cottage Street

Applicant: 35 Cottage Street, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, PP AICP

Block: 7903 Lots: 17, 18, 19

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

Description: A new application that adds two lots to the project. Lot 19 was previously approved development pursuant to P18-096. This is a new application because the number of residential units has increased more than 20%. The new application includes increasing the unit count from 329 units to 576 units; reconfigures the interior floor space and uses, which also include retail/commercial uses; a synagogue/house of worship; assembly space; a pre-school and banquet hall space. The project now also opens up along the Homestead Plaza extension.

Variances: Minimum Floor to Ceiling Height (First Floor), Maximum Floor to Ceiling Height (Roof Top Amenity),

Required on site loading.

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13. Case: P21-160

<https://data.jerseycitynj.gov/explore/dataset/p21-160-278-pacific-avenue-minor-site-plan-planning-board-2022/information/>

For: Minor Site Plan

Address: 278 Pacific Avenue

Applicant: 278 Realty, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, PP AICP

Block: 20201 Lots: 22

Zone: Morris Canal Redevelopment Plan

Description: Conversion of ten (10) room boarding house to permitted residential use of four (4) dwelling units, including a basement unit.

14. Case: P22-022

<https://data.jerseycitynj.gov/explore/dataset/p22-022-328-pacific-ave/information/>

For: Final Major Site Plan Amendment

Address: 328 Pacific Ave

Applicant: Pacific Whiton, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Matt Ward, PP AICP

Block: 20005 Lot: 25.01

Zone: Morris Canal Redevelopment Plan

Description: Amendments to previously approved rehabilitation of St. John's A.M.E. Church. Increase from previously approved 36 units to 42 (2 affordable units proposed); interior reconfiguration of unit types.

Reduction to previously approved roof deck and number of skylights. Prior approval filed under Case P19-028 fka 326 Pacific Ave and 297 Whiton St.

15. Case: P22-087

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-087-1544-john-f-kennedy-blvd-2022/information/>

For: Conditional Use

Address: 1544 John F. Kennedy Blvd.

Applicant: The Cannabis Place 420 Corp.

Attorney: Brian J. Aloia, Esq.

Review Planner: Francisco Espinoza

Block: 29701 Lots: 1.01

Zone: NC- Neighborhood Commerical

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space.

16. Memorialization of Resolutions

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

18. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD