

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 July 26th, 2022 at 5:30 pm.

ADVISORIES

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/82014014740>
- 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: 820 1401 4740

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 Case
5. Correspondence

6. ADJOURNMENTS

7. OLD BUSINESS

a. Case: P22-101

<https://data.jerseycitynj.gov/explore/dataset/p22-101-286-coles-street-et-al/information/>

For: 1-year Extension

Address: 286 Coles Street and 258-282 16th Street

Applicant: ACEF-Albanese Coles Street LLC

Attorney: Eugene T. Paolino

Review Planner: Matt Ward, AICP, PP

Block: 6003

Lot: 1 and 2.01

Zone: Jersey Avenue Park Redevelopment Plan

Description: Applicant is requesting a 1-year extension of the approval filed under case P19-184 for a high rise building with 670 dwelling units, 21,735 square feet of ground floor commercial, 357 parking spaces, and 350 bicycle parking spaces.

b. Case: P22-021

<https://data.jerseycitynj.gov/explore/dataset/p22-021-54-cottage-street-2022/information/>

For: Minor Site Plan

Address: 54 Cottage Street

Applicant: Joann Bhatia

Attorney: Peter Cecinini, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7902 Lot: 58

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: Addition to an existing two (2) family home to create a four (4) story 6 dwelling unit building which will retain the existing façade.

Variance(s): None Requested

CARRIED FROM JULY 12, 2022 MEETING WITH PRESERVATION OF NOTICE. ORIGINALLY APPEARED AT JUNE 28, 2022 MEETING AND TESTIMONY WAS TAKEN.

8. NEW BUSINESS

9. Case: P22-095

<https://data.jerseycitynj.gov/explore/dataset/p22-095-195-hudson-street-and-215-hudson-street-or-planning-board-application/information/>

For: Preliminary and Final Major Subdivision with 'C' Variances

Address: 195 Hudson Street and 215 Hudson Street

Applicant: Jersey City Urby Tower 2 LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Liz Oppen, AICP

Block: 11603 Lot: 31.01, 31.02

Zone: Exchange Place North Redevelopment Plan | Harborside West District

Description: Proposed subdivision of two lots for a lot line adjustment in connection with the proposed development. The lot line adjustment will create a wider Bay Street r-o-w.

Variances: Minimum lot size of private Bay Street Right of way

10. Case: P22-094

<https://data.jerseycitynj.gov/explore/dataset/p22-094-191-201-hudson-street-or-planning-board-application/information/>

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

Address: 191-201 Hudson Street

Applicant: Jersey City Urby Tower 2 LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Liz Opper, AICP

Block: 11603 Lot: 28, 30, 31.01 (new Lot 31.04), 31.02 (new Lot 31.05)

Zone: Exchange Place North Redevelopment Plan | Harborside West District

Description: Mixed use project with two towers consisting of 1,606 units, of which up to 164 shall be designated with a hotel use; a health club, and retail uses; and 272 parking spaces

Variances: Number of stories, maximum permitted height of the building base, building base materials, building base glazing percentages, number of signs, street trees

11. Case: P22-103

<https://data.jerseycitynj.gov/explore/dataset/p22-103-ldo-amendments-i-2022/information/>

For: Review and discussion of proposed amendments to the Zoning Map and Land Development Ordinance regarding district boundaries, zoning and design standards (Article V), definitions (345-6), site plan thresholds (345-16), and creation of the Affordable Housing Overlay. Amendments include fully restating Article V but are not limited to the creation of RC-1 District, RC-2 District (formerly R-2D), RC-3 District (formerly R-5), and the expansion of P/O district and R-3 district. Sponsored by City Planning Staff. Formal action may be taken.

CARRIED FROM JULY 12, 2022 MEETING WITH PRESERVATION OF NOTICE

12. Case: P21-161

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-or-p21-161-401-and-425-washington-blvd/information/>

For: Site Plan Amendment

Address: 401 and 425 Washington Boulevard

Applicant: Hudson City Kids LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Liz Opper, AICP

Block: 11603 Lot: 45.01 and 45.02

Zone: Harsimus Cove Station Redevelopment Plan – East Waterfront District

Description: Vacant commercial space to modified and expanded for use as a 12,330sf day care facility. New third floor extension proposed. Reconfiguration of existing dog run and construction of new playground.

Variances: Pre-existing non-conformities side (sideyard setbacks and improved open space), number and size of proposed signage

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13. Case: P21-134

<https://data.jerseycitynj.gov/explore/dataset/p21-134-120-storms-avenue-or-planning-board-application/information/>

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

Address: 120 Storms Avenue

Applicant: Cobalt Homes LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Liz Opper, AICP

Block: 15004 Lot: 32.02

Zone: McGinley Square East Redevelopment Plan – Zone 1

Description: New construction of an 8-story multifamily building with 101 total residential units, ground floor retail and 30 parking spaces. 20 inclusionary units (4 affordable, 16 workforce).

Variances: Front yard setback, side yard setback, building height, parking spaces, floor to floor height

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14. Case: P20-085

<https://data.jerseycitynj.gov/explore/dataset/p20-085-303-311-first-street-2022/information/>

For: Preliminary + Final Major Site Plan with C Variances

Applicant: 303 First Street LLC + Village Townhouse Estates, Inc.

Address: 303-311 First Street

Review Planner: Lindsey-Sigmund, PP, AICP / Mallory Clark-Sokolov, PP, AICP

Attorney: James C McCann, Esq

Block: 12701 Lot: 8,9,10,12

Zone: Village Redevelopment Plan

Description: Proposed five (5)-story building containing forty-three (43) residential units and eleven (11) below-grade parking spaces.

Variances: rear-yard setback

CARRIED FROM JUNE 28, 2022 AND JULY 12, 2022 MEETING WITH PRESERVATION OF NOTICE

15. Case P22-026

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-026-90-bergen-avenue-2022/information/>

For: Minor Subdivision

Address: 90 Bergen Avenue

Applicant: 90 Bergen, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 24905 Lot: 2

Zone: R-3

Description: The applicant proposes to subdivide the existing 40 feet x 100 feet (4,165 SF) irregular lot. The proposed subdivision will result in two new conforming lots lot 2.01 will be 20 feet x 100 feet (2,054SF) and 2.02 will be 20 feet x 100 feet (2,111SF).

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16. Case: 22-080

<https://data.jerseycitynj.gov/explore/dataset/p22-080-136-summit-av/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 136 Summit Ave

Applicant: Park Halb LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 15305 Lot: 6.01 and 6.02

Zone: Summit and Fairmount Redevelopment Plan

Description: Amendment to site plan (filed under cases P16-056 and P16-056.1) to account for unapproved work that is completed or currently in progress. Changes to elevator bulkhead, façade materials, façade design, window arrangement and sizes, balcony arrangement, façade colors, mechanical room layouts, added refuge areas, interior floor plans, alterations to entries and exits.

17. Case: P21-165

<https://data.jerseycitynj.gov/explore/dataset/p21-165-292-grand-street-planning-board-2022/information/>

For: Minor Site Plan

Address: 292 Grand Street

Applicant: Nainil N Bhadiyadara

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 14105 Lot: 3

Zone: Bright Street Redevelopment

Description: New 4-story, 4 unit residential building (6,980 square feet) on vacant land

18. Case: P19-195
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p19-195-50-dey-street-2022/information/>
For: Preliminary + Final Major SP
Address: 50 Dey Street
Applicant: Mana Contemporary Tribeca West Urban Renewal LLC
Attorney: James McCann, Esq.
Review Planner: Mallory Clark-Sokolov, PP AICP
Block: 7701 Lot: 5
Zone: Industrial, Marion Works Office Residential-Subdistrict B Overlay
Description: Interior Fit-out of Tower 1 of Canco Lofts including fifty-six (56) units and a permitted penthouse story.
19. Case: P22-007
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-007-200-204-monticello-ave-2022/information/>
For: Preliminary and Final Major Site Plan with 'C' Variances
Address: 200-204 Monticello Ave
Applicant: Monticello 200 LLC
Attorney: Thomas Leane, Esq.
Review Planner: Mallory Clark-Sokolov, PP AICP
Block: 16801 Lot: 45, 46, 47
Zone: Jackson Hill Redevelopment Plan - Neighborhood Mixed Use
Description: New 5-story mixed use building with ground floor commercial and thirty-eight (38) dwelling units
Variances: Rear yard setback
20. Case: P22-105
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-105-14-18-van-reipen-avenue-2022/information/>
For: Preliminary and Final Major Site Plan with 'C' Variances
Address: 14-18 Van Reipen Avenue
Applicant: Deep Patel
Attorney: Charles J. Harrington III, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 7903 Lot: 32, 33, 34
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)
Description: Applicant is proposing to construct a seven (7) story residential building with thirty-five (35) residential units, first floor retail space and a parking garage with eleven (11) parking spaces.
Variances: Stories, Height, Rear Yard Setback above ground floor, Floor to ceiling height for ground floor
21. Memorialization of Resolutions
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD