

## **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 September 20<sup>th</sup>, 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/81456191353>
- 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: **814 5619 1353**

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](mailto: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](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](#).

## AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff Case
5. Correspondence

### 6. ADJOURNMENTS

7. Case: P22-142  
Review and discussion of Report Concerning the Determination of the Ocean Avenue Ward A Study Area (Expansion of Ocean Avenue South Redevelopment Plan) as an Area In Need of Redevelopment with the power of condemnation and as an Area in Need of Rehabilitation. Formal action may be taken.  
<https://data.jerseycitynj.gov/explore/dataset/ocean-avenue-south-ward-a-expansion-area-in-need-of-redevelopment-report/information/>  
**CARRIED TO THE OCTOBER 11, 2022 MEETING WITH PRESERVATION OF NOTICE.**
8. Case: P22-097  
<https://data.jerseycitynj.gov/explore/dataset/p22-097-400-420-marin-blvd/information/>  
For: Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan with variances  
Address: 400-420 Marin Boulevard  
Applicant: Hudson Exchange Phase 2, LLC & Hudson Exchange Block 4, LLC  
Attorney: W. Nevins McCann & Robert A. Verdibello  
Review Planner: Matt Ward, PP, AICP  
Block: 11603  
Lots: 3, 47, 50, and 51  
Zone: Harsimus Cove Station Redevelopment Plan Area – West District  
Description: Proposed subdivision of the overall property and development of “Block 3” within the Plan Area with a 60-story tower with 802 dwelling units on a base containing tenant amenities, 538 off-street parking spaces, 12 loading spaces, and 118,401 square feet of retail space inclusive of a new Shop Rite supermarket, as well as creation of public open space, 6th street plaza, and new roads. This site is part of a multi-phase redevelopment of the Metro Plaza center.  
Variances: Rooftop mechanical screening; masking or wrapping of retail spaces; Required Marin Blvd frontage, entrances, access and retail glazing; permitted building attachments; first floor building heights; façade articulation; blank wall prohibition; maximum driveway width; maximum residential signage area and number of signs; maximum parking facility signage area; and minimum floor-to-ceiling heights.  
**CARRIED TO THE OCTOBER 25, 2022 MEETING WITH PRESERVATION OF NOTICE**

9. Case: P22-034  
<https://data.jerseycitynj.gov/explore/dataset/p22-034-1-second-street-preliminary-and-final-major-site-plan-2022/information/>  
For: Preliminary and Final Major Site Plan  
Address: 1 Second Street  
Applicant: Portofino Condominium Association, Inc.  
Attorney: Tiffany L. Byczkowski, Esq.  
Review Planner: Cameron Black, PP, AICP  
Block: 11603 Lot: 34  
Zone: Harsimus Cove Station RDP  
Description: The project is a site improvement project consisting of repaving the driveway & parking lot located on the premises. The improvements include: replacement of concrete, improvements to pedestrian access, resurfacing of asphalt, revitalization of green space, introduction of a safe dog-walk area for the residents, and more.  
**CARRIED TO THE OCTOBER 11, 2022 MEETING**

### 10. OLD BUSINESS

### 11. NEW BUSINESS

12. For: P22-135  
<https://data.jerseycitynj.gov/explore/dataset/p22-135-665-669-grand-st/information/>  
Address: 665-669 Grand Street  
Applicant: Mecca Realty Properties Inc  
Attorney: Stephen Joseph  
Review Planner: Matt Ward, PP, AICP  
Block: 17301  
Lot: 4 and 5  
Zone: Morris Canal Redevelopment Plan

Description: New four-story mixed-use building with 23 residential dwelling units, 4,136 square feet of ground floor commercial and seven (7) off-street parking spaces.

**Carried from September 6, 2022 Meeting with Preservation of notice**

13. Case: P22-008

<https://data.jerseycitynj.gov/explore/dataset/p22-008-95-greene-street-minor-site-plan-2022/information/>

For: Minor Site Plan

Address: 95 Greene Street

Applicant: 95 Greene, LLC

Attorney: Charles Harrington, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block: 14303 Lot: 2

Zone: Colgate Redevelopment Plan

Description: Applicant is proposing a new aluminum awning to be installed over the outdoor dining area of the restaurant "Honshu Sushi."

**Carried from September 6, 2022 Meeting with Preservation of notice**

14. Case: P22-106

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-106-420-ogden-avenue-2022/information/>

For: Minor Subdivision

Address: 420 Ogden Avenue

Applicant: Rajesh K Bandari

Attorney: Eugene O'Connell, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 2404 Lot: 38

Zone: R-1

Description: Demolition of existing structure and subdivision of 50ft x 109ft lot into two conforming 25 x 109ft lots

**Carried from September 6, 2022 Meeting with Preservation of notice**

15. Case: P22-107

<https://data.jerseycitynj.gov/explore/dataset/p22-107-50-hudson-st/information/>

For: Preliminary and Final Major Site Plan

Address: 50 Hudson Street

Applicant: 50 Hudson Street, LLC C/O Tishman Speyer

Attorney: George L. Garcia

Review Planner: Matt Ward, PP, AICP

Block: 14502

Lot: 13

Zone: Colgate Redevelopment Plan

Description: Application for a forty-two (42) story mixed-use tower containing 924 dwelling units, 12,017 square feet of retail, reuse of existing garage with 467 parking spaces, tenant amenity space, and publicly accessible plaza.

16. Case: P22-108

<https://data.jerseycitynj.gov/explore/dataset/p22-108-55-hudson-st/information/>

For: Preliminary and Final Major Site Plan

Address: 55 Hudson Street

Applicant: 55 Hudson Street, LLC C/O Tishman Speyer

Attorney: George L. Garcia

Review Planner: Matt Ward, PP, AICP

Block: 14505

Lot: 1

Zone: Colgate Redevelopment Plan

Description: Application for a fifty-eight (58) story mixed-use tower containing 1,017 dwelling units, 37,175 square feet of retail, 25,574 square feet of retail on the third floor, a new parking garage with 378 parking spaces and tenant amenity space.

17. Case: P22-057

<https://data.jerseycitynj.gov/explore/dataset/p22-057-kellogg-st-et-al-sub/information/>

For: Preliminary and Final Major Subdivision

Address: 445 Route 440, Route 440, and Kellogg St.

Applicant: Bayfront Partners 32, L.P.

Attorney: Jennifer Carillo-Perez

Review Planner: Matt Ward, PP, AICP

Block: 21901.01

Lots: 4, 5 and 6

Zone: Bayfront Redevelopment Plan

Description: Proposed subdivision to create three (3) new lots and a new roads parcel from parts of large existing lots.

18. Case: P22-057

<https://data.jerseycitynj.gov/explore/dataset/p22-057-kellogg-st-site-plan/information/>

For: Preliminary and Final Major Site Plan with variances

Address: 445 Route 440, Route 440, and Kellogg St.

Applicant: Bayfront Partners 32, L.P.

Attorney: Jennifer Carillo-Perez

Review Planner: Matt Ward, PP, AICP

Block: 21901.01

Lots: 4, 5 and 6

Zone: Bayfront Redevelopment Plan

Description: Construct a six-story mixed use building consisting of 210 dwelling units, 52 parking spaces, 143 bicycle parking spaces and 12,410 square feet of retail. The project will include thirty five percent (35%) low and moderate income affordable units and seventy-four (74) units total.

Variances: Required 8-foot stepbacks, max number of signs, max size of signs, minimum height of window sill, sign above the 1st story

19. Case: P22-119

<https://data.jerseycitynj.gov/explore/dataset/p22-119-550-560-tonnele-avenue-2022/information/>

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

Address: 550-560 Tonnele Avenue

Applicant: Marttine Management, LLC

Attorney: Frank Rivellini, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 3302      Lots: 14, 15, 16, 17, 18, 19

Zone: HC Highway Commercial

Description: Proposed construction of a new two (2) story building with commercial/retail on the ground floor and office space on the second floor. The site will also include seventeen (17) parking spaces.

Variance(s): Minimum Side Yard Setback, Minimum Rear Yard Setback

**Carried from September 6, 2022 Meeting with Preservation of notice**

20. Case: P22-010

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-010-126-baldwin-avenue-aka-155-157-academy-street/information/>

For: Minor Site Plan

Address: 126 Baldwin Avenue aka 155-157 Academy Street

Applicant: Quach Brothers, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 12309      Lot: 1

Zone: Journal Square 2060 (Zone 6 – Preservation)

Description: Applicant proposes to change from a Café-restaurant Category two to a restaurant Category two.

The proposal is to have a 470 square foot commercial kitchen at the above address with no seating area in a pre-existing ground floor commercial space.

21. Case: P22-115

<https://data.jerseycitynj.gov/explore/dataset/p22-115-381-route-440-2022-copy/information/>

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

Address: 381 Route 440

Applicant: Target Corporation

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 26102      Lot: 3

Zone: WPD Waterfront Planned Development

Description: Construction of new Target store on site of former K-Mart location. New store to be composed of 119,387 square feet of retail space, 515 proposed parking stalls and new signage.

Variance(s): Maximum Number of Signs, Sign Height, Required Loading Spaces, GAR Requirements, Maximum Heights for Lighting, Parking Location, Required Store Front Glass Coverage, Landscaping

22. Case P22-083

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-083-195-bay-street-2022/information/>

For: Minor Site Plan with Variances

Address: 195 Bay Street

Applicant: 195 Bay Street Associates LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 11507      Lot: 4

Zone: Morgan/Grove/Marin RDP

Description: Applicant is proposing to renovate an existing three (3) story, five (5) unit residential building with a partial two (2) story rear addition

Variances: minimum dwelling unit size, minimum floor to ceiling height

23. Memorialization of Resolutions

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

25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD