

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 October 25th, 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/87364303134>
- 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: **873 6430 3134**

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**

- a. Case: P21-153

<https://data.jerseycitynj.gov/explore/dataset/p21-153-215-warren-street-2022/information/>

For: Minor Site Plan with Variances

Address: 215 Warren Street

Applicant: 215 Warren LLC

Attorney: Joseph Cauda, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 14202 Lot: 22

Zone: Paulus Hook Historic District

Description: New construction of four (4) story, four (4) unit structure on a corner lot.

Variances: front yard setback, rear yard setback, lot coverage

REQUESTS TO CARRY TO NOVEMBER 15, 2022 MEETING WITHOUT PRESERVATION OF NOTICE

- b. Case: P22-110

<https://data.jerseycitynj.gov/explore/dataset/p22-110-511-newark-avenue-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 511 Newark Avenue

Applicant: 511 Newark Ave, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9706 Lot: 6

Zone: NC Neighborhood Commercial

Description: Proposed five (5) story building with ground floor commercial and forty (40) efficiency dwelling units in the floors above.

REQUESTS TO CARRY TO NOVEMBER 15, 2022 MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

- a. Case: P22-093

<https://data.jerseycitynj.gov/explore/dataset/p22-093-100-summit-place-2022/information/>

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

Address: 100 Summit Place

Applicant: Summit Greenwich Urban Renewal, LLC

Attorney: Richard H. Kaplan, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 30306 Lot: 8

Zone: Greenville Industrial Redevelopment Plan

Description: Proposed construction of a 47,677 square feet one (1) story warehouse addition to existing warehouse/office facility. The proposed addition will have a partial second floor office (8,081 square feet).

Variance(s): Parking Location, Parking/Loading Design Guidelines, Sign Requirements

CARRIED FROM SEPTEMBER 6, 2022 MEETING, TESTIMONY TAKEN

- b. Case: P22-151

<https://data.jerseycitynj.gov/explore/dataset/p22-151-367-10th-street-2-year-extension-2022/information/>

For: 2-Year Extension

Address: 367 10th street

Applicant: 360 9 Street, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 6902 Lot: 29

Zone: Ninth Street II

Description: seven (7) story residential building containing fifty-four (54) residential units and ground floor parking.

8. NEW BUSINESS

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 FROM THE SEPTEMBER 20, 2022 MEETING WITH PRESERVATION OF NOTICE

10. Case: P22-130

<https://data.jerseycitynj.gov/explore/dataset/p22-130-333-washington-street-2022/information/>

For: Conditional Use

Address: 333 Washington Street

Applicant: KAY 321 Washington Properties LLC

Attorney: James McCann, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 11611 Lot: 2

Zone: Powerhouse Arts District Redevelopment Plan

Description: Implementation of 460 sf public parklet fronting Washington Street including seating, landscaping, planters, trash receptacles, and a pedestal for public art pursuant to ordinance #22-031

11. Case P22-131

<https://data.jerseycitynj.gov/explore/dataset/p22-131-1-exchange-place-2022/information/>

For: Minor Site Plan (Signage Application)

Address: 1 Exchange Place

Applicant: One Oncology East LLC

Attorney: Gerard D. Pizzillo

Review Planner: Timothy Krehel, AICP PP

Block: 14502 Lot: 1

Zone: Exchange Place Redevelopment Plan

Description: The Applicant is seeking Minor Site Plan Approval regarding proposed signage connected to its new medical office at the Property.

Variances: None

12. 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 FROM SEPTEMBER 20, 2022 MEETING WITH PRESERVATION OF NOTICE

13. 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 FROM SEPTEMBER 20, 2022 AND OCTOBER 11, 2022 MEETINGS WITH PRESERVATION OF NOTICE

14. Case P22-171

Review and discussion of amendments to the Jersey Avenue Light Rail Redevelopment Plan to clarify the Inclusionary Zoning requirements. Formal Action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/p22-171-jersey-avenue-light-rail-amendment-izo-clarification/information/>

15. Case: P21-035

<https://data.jerseycitynj.gov/explore/dataset/p21-035-362-364-6th-street-2022/information/>

For: Final Major Site Plan with 'c' Variance(s)

Address: 362-364 6th Street

Review Planner: Francisco Espinoza / Lindsey Sigmund, PP, AICP

Block: 9803 Lot: 08

Zone: Enos Jones Redevelopment Plan

Description: Applicant proposed to develop a seven (7) story residential building with seventeen (17) dwelling units, and seven (7) parking spaces with a first-floor parking garage.

Variations: Lot coverage, stories, drive aisle width, parking, compact parking dimensions, garage entry setback and planter box/bollard requirement

16. Case: P22-152

<https://data.jerseycitynj.gov/explore/dataset/p22-152-692-route-440-administrative-amendment/information/>

For: Final Site Plan Amendment Approval with "c" variances

Address: 682 Route 440 and 11 Bennett Street

Applicant: Myneni Properties, LLC

Attorney: Charles Harrington, III, Esq.

Review Planner: Liz Opper, AICP

Block: 9803 Lot: 08

Zone: Water Street Redevelopment Plan | High Rise Zone

Description: Amendment to approved fifteen (15) story mixed use building, with 218 residential units.

Amendment to address DEP concern with below grade parking in the flood zone.

Variations: Building height, commercial floor to ceiling height

17. Case P22-116

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-116-252-central-avenue-2022/information/>

For: Preliminary + Final Major Site Plan with Variance

Address: 252 Central Avenue

Applicant: AK 471, LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 07307 Lot: 4404

Zone: NC

Description: Construction of a new five (5) story mixed-use building with eight (8) dwelling units over round floor commercial

Variations: Rooftop Appurtenance Coverage

18. Case P22-117

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-117-253-central-avenue-2022/information/>

For: Minor Site Plan with Variance

Address: 253 Central Avenue

Applicant: 99 Forest Avenue

Attorney: Benjamin Wine, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 3701 Lot: 34

Zone: NC

Description: Construction of a new five (5) story, eight (8) unit structure with ground floor retail space

Variations: Rooftop Appurtenance Coverage

19. Case P22-039

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-039-477-monmouth-street-2022/information/>

For: Minor Site Plan

Applicant: 477 Monmouth SPE, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 9908 Lot: 28

Zone: R5

Description: Four (4) story, four (4) unit structure with no parking

20. Case: P22-092

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-092-279-communipaw-avenue-2022/information/>

For: Minor Site Plan
Address: 279 Communipaw Avenue
Applicant: 279 Communipaw Realty, LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, PP, AICP
Block: 20303 Lot: 21
Zone: Morris Canal Redevelopment Plan
Description: 197.6 SF expansion of existing three dwelling unit, four story building resulting in a 2,397.9 SF four-unit dwelling.

21. Case: P22-084

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-084-292-whitton-street-2022/information/>

For: Minor Site Plan and "c" Variance
Address: 292 Whiton Street
Applicant: 292 Whiton Street, LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, PP, AICP
Block: 20301 Lot: 7
Zone: Morris Canal Redevelopment Plan
Description: New construction of a two-family, three-story residential building totaling approximately 2,989 square feet on vacant land.
Variances: Minimum side yard setback, minimum rear yard setback, and maximum building lot coverage.

22. Case: P22-064

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-064-138-griffith-street-2022>

For: Conditional Use License
Address: 138 Griffith Street
Applicant: Uforia, LLC
Attorney: Zachary M. Rosenberg, Esq
Review Planner: Francisco Espinoza
Block: 2901 Lot: 21
Zone: Central Ave Block 2901 (Zone 3 & Zone 1 Overlay)
Description: Proposed Class 5 Cannabis Retailer Microbusiness at an existing ground floor retail space that currently is a vacant retail store.

23. Case: P22-071

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-071-447-central-ave-2022>

For: Conditional Use License
Address: 447 Central Ave
Applicant: Micheal Fernandes & Brian Philipson
Attorney: Stephen Joseph, Esq.
Review Planner: Francisco Espinoza
Block: 1507 Lot: 23
Zone: NC- Neighborhood Commercial
Description: Proposed Class 5 Cannabis Retailer at an existing ground floor retail space that currently is an existing retail store.

24. Case: P22-143

<https://data.jerseycitynj.gov/explore/dataset/p22-143-99-storms-avenue-2022/information/>

For: Preliminary and Final Major Site Plan Amendment with "c" Variances
Address: 99 Storms Avenue
Applicant: 99 Storms Development, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 15003 Lot: 18.01
Zone: NC Neighborhood Commercial
Description: Amendments to a previously approved six (6) story building containing fifty (50) units. Proposed amendments include replacement of five (5) previously approved parking spaces with retail, minor facade changes, addition of amenity roof deck and interior reconfigurations.
Variance(s): Set back (Roof top appurtenances), Parking

25. Memorialization of Resolutions

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

27. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD