

JERSEY CITY
DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



TANYA MARIONE
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANNISIA CIALONE, DIRECTOR

June 18, 2020

Editor
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

*****THIS IS NOT A REQUEST FOR PUBLICATION*****
*****SUNSHINE ANNOUNCEMENT VIRTUAL MEETING *****

Dear Sir/Madam:

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 June 23, 2020 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@jcnj.org.

Very truly yours,

Joey-Ann Morales
Division of City Planning

cc: Director, HED&C
Files


Joey-Ann Morales

From: Joey-Ann Morales
Sent: Thursday, June 18, 2020 6:06 PM
To: lditommaso (lditommaso@jjournal.com)
Cc: Matt Ward
Subject: City of Jersey City Division of City Planning June 23, 2020 virtual meeting agenda
Attachments: jj_sunshine june 23 2020 PB meeting-.docx; June 23 Mtg.pdf

Sunshine Announcement

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 **Joey-Ann Morales**
Coordinator of Monitoring Evaluation
[Department of Housing, Economic Development, & Commerce \(HEDC\)](#)
[Division of City Planning](#)
1 Jackson Square
Jersey City, NJ 07305
201.547.5008

As of May 18, 2020, the City Planning office is open and taking applications for development. Public meetings are still being held virtually until further notice. More information about virtual meetings, applications under review, accessing plans and submitting applications can be found at the jerseycitynj.gov/planning

JERSEY CITY
DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



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PLANNING DIRECTOR

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ANNISIA CIALONE, DIRECTOR

June 18, 2020

Editor
The Jersey City Reporter
447 Broadway
Bayonne, New Jersey 07002

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Division of City Planning

cc: Director, HED&C
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Joey-Ann Morales

From: Joey-Ann Morales
Sent: Thursday, June 18, 2020 6:05 PM
To: Caren Matzner
Cc: Matt Ward
Subject: City of Jersey City Division of City Planning June 23, 2020 virtual meeting agenda
Attachments: JC Reporter_sunshine june 23 2020 PB meeting.docx; June 23 Mtg.pdf

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Department of Housing, Economic Development &
Commerce
Division of City Planning

Inter-Office Memorandum

DATE: June 18, 2020

TO: City Clerk, Sean Gallagher

FROM: Joey-Ann Morales, Div. City Planning

SUBJECT: **Planning Board of Adjustment Virtual Meeting - June 23, 2020**

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Joey-Ann Morales

From: Joey-Ann Morales
Sent: Thursday, June 18, 2020 6:06 PM
To: Sean Gallagher; Brian Platt
Cc: Matt Ward
Subject: City of Jersey City Division of City Planning June 23, 2020 virtual meeting agenda
Attachments: June 23 Mtg.pdf; clerk june 23 2020 PB virtual meeting-.doc

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JERSEY CITY PLANNING BOARD
PUBLIC NOTICE VIRTUAL MEETING

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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.

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.

JOIN VIRTUAL MEETING

click link above at the scheduled date and time of this meeting

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/88087574720>
- 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 +1 312 626 6799 or +1 929 205 6099 and web id: 880 8757 4720.

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

Description: Proposal for a pre-approved signage package for all eligible retail spaces within Applicant's properties. Signage package will be consistent in size, number, type, and lighting regardless of tenant. Colors and materiality will be within pre-approved suite of options based on tenant preference.

Deviations: number of signs, signage lighting, signage size

12. Case: P20-057

For: Minor Site Plan with "c" variance
Address: 100 14th Street
Applicant: Target Corporation (c/o Kimley-Horn)
Review Planner: Cameron Black, AICP, PP
Attorney: Ameer S. Farrell, Esq.
Block: 7301
Lot: 1
Zone: Newport Redevelopment Plan
Description: Pillar sign with six parking spaces to be re-stripped
Variance: Signage type

13. Case: P19-076

For: Minor Subdivision with "c" variance
Address: 145 Bergen Avenue
Applicant: 145 Bergen LLC
Review Planner: Cameron Black, AICP, PP
Attorney: Thomas P. Leane, Esq.
Block: 23001
Lot: 36
Zone: R-3
Description: The applicant proposes to subdivide a 34.12' x 139.47' lot into two new lots.
Variances: Minimum lot width of 20'

14. Case: P20-029

For: Minor Subdivision
Address: 1904 John F. Kennedy Blvd.
Applicant: SIMS Development, LLC.
Review Planner: Cameron Black, AICP, PP
Attorney: Stephen Joseph, Esq.
Block: 2550
Lot: 9
Zone: R-3
Description: Subdividing a 5,626 square foot lot into two conforming new lots.

15. Case: P19-136

For: Minor Subdivision and Site Plan with "c" variances
Address: 15-17 Fulton Avenue
Applicant: 15-17 Fulton Ave., LLC
Review Planner: Cameron Black, AICP, PP
Attorney: Eugene O'Connell, Esq.
Block: 25903
Lot: 28
Zone: R-1
Description: Subdividing a 55.54' x 95' lot to create a new two-family home with a two car garage on the adjacent lot to the west and preserving the existing home on the adjacent lot.
Variances: Minimum lot depth of 100' and minimum floor to ceiling height.

16. Case: P19-167
For: Preliminary/Final Major Site Plan
Address: 248-250 Academy Street
Applicant: GOPALJI LLC / DVSRD LLC
Review Planner: Timothy Krehel, AICP, PP
Attorney: Gerard D. Pizzillo, Esq.
Block: 12204
Lot: 1, 30
Zone: JSQ 2060 Redevelopment Plan (Zone 4: Neighborhood Mixed Use)
Description: Proposed construction of a five (5) story hotel, containing sixty (60) rooms, event space, lounge, and a roof deck.
Variances: Front Yard Setback, Height (less than 10% addition to max height for "Corner B" Bonus.

17. Case: P20-033
For: Preliminary and Final Major Subdivision
Address: 700 Washington Blvd. & 40 14th Street
Applicant: Newport Associates Development Company
Review Planner: Cameron Black, AICP, PP
Attorney: James C. McCann, Esq.
Block: 7302
Lot: 3.04
Zone: Newport Redevelopment Plan
Description: Applicant proposes to subdivide a 7.3 acre lot into six separate lots to correspond with future developments.

18. Memorialization of Resolutions

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

20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD