

Joey-Ann Morales

From: Joey-Ann Morales
Sent: Friday, July 17, 2020 3:37 PM
To: lditommaso (lditommaso@jjournal.com)
Cc: Aimee Lopez
Subject: City of Jersey City Division of City Planning - Planning Board July 21, 2020 virtual meeting agenda - additional revision- FINAL
Attachments: 13. July 21.agn_resunshine version.pdf
Importance: High

Please disregard the previous agenda. Additional revisions have been made.



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

PLEASE NOTE:

We are taking the COVID-19 pandemic seriously and are working hard to ensure we minimize the risk of transmission of this virus.

City Planning offices, including Historic Preservation, are operating remotely effective March 23, 2020 for the duration of the City's State of Emergency. We ask for patience in response time during this quarantine period. It is our goal to continue to serve the public the best we can in a manner that protects the staff's and residents' public welfare.

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From: Joey-Ann Morales
Sent: Friday, July 17, 2020 2:19 PM
To: 'lditommaso (lditommaso@jjournal.com)' <lditommaso@jjournal.com>

Cc: Aimee Lopez <ALopez@jcnj.org>

Subject: City of Jersey City Division of City Planning - Planning Board July 21, 2020 virtual meeting agenda - REVISION-

Please see the attached revised agenda pertaining to the Meeting of the Jersey City Planning Board on July 21, 2020 at 5:30 pm



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From: Joey-Ann Morales

Sent: Monday, July 13, 2020 11:02 AM

To: Iditommaso (Iditommaso@jjournal.com) <Iditommaso@jjournal.com>

Cc: Aimee Lopez <ALopez@jcnj.org>

Subject: City of Jersey City Division of City Planning - Planning Board July 21, 2020 virtual meeting agenda

Sunshine Announcement

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 July 21, 2020 at 5:30 pm.

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.



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From: Joey-Ann Morales
Sent: Friday, July 17, 2020 3:36 PM
To: Caren Matzner
Subject: RE: City of Jersey City Division of City Planning - Planning Board July 21, 2020 virtual meeting agenda - additional revision- FINAL
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Sent: Friday, July 17, 2020 2:19 PM
To: Caren Matzner <editorial@hudsonreporter.com>
Subject: RE: City of Jersey City Division of City Planning - Planning Board July 21, 2020 virtual meeting agenda - revision-

Please see the attached revised agenda pertaining to the Meeting of the Jersey City Planning Board on July 21, 2020 at 5:30 pm



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From: Joey-Ann Morales
Sent: Monday, July 13, 2020 10:59 AM
To: Caren Matzner <editorial@hudsonreporter.com>
Cc: Erica Baptiste <EBaptiste@icnj.org>
Subject: City of Jersey City Division of City Planning - Planning Board July 21, 2020 virtual meeting agenda

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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.



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Tracking:	Recipient	Delivery	Read
	Sean Gallagher	Delivered: 7/17/2020 3:37 PM	Read: 7/17/2020 3:38 PM
	Brian Platt	Delivered: 7/17/2020 3:37 PM	
	Aimee Lopez	Delivered: 7/17/2020 3:37 PM	

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JERSEY CITY PLANNING BOARD

PUBLIC NOTICE VIRTUAL MEETING

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ADVISORIES

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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/85998956714>
- 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 Webinar ID: 859 9895 6714.

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>.

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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
5. Correspondence
6. Old Business
7. New Business
8. Discussion of Planning Board Reorganization. Formal action may be taken.

9. 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.

CARRIED FROM JUNE 23, 2020 MEETING WITH PRESERVATION OF NOTICE.

10. 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: 25503
Lot: 9
Zone: R-3
Description: Subdividing a 5,626 square foot lot into two conforming new lots.

CARRIED FROM JUNE 23, 2020 MEETING WITH PRESERVATION OF NOTICE.

11. Case: P19-154

For: Minor Site Plan
Address: 201 Washington Street
Applicant: G&S Development LLC
Review Planner: Matt Ward
Attorney: Gerard Pizzillo Esq.
Block: 14401
Lot: 17
Zone: H – Historic Zone (Paulus Hook district)
Description: Proposed storefront and building alteration and renovation to include façade restoration, window replacement, and canopy installation for restaurant use.

CARRIED FROM JUNE 23, 2020 MEETING.

12. Case: P20-061

For: Preliminary and Final Major Site Plan with deviations
Address: 306 Johnston Ave
Applicant: AM Development, LLC c/o Ahmed Amin

Review Planner: Matt Ward
 Attorney: Ronald Shaljian
 Block: 17504
 Lot: 16
 Zone: Morris Canal
 Description: Proposed five-story mixed use building with 8 residential units (1 affordable unit plus affordable housing contribution) and 930 square feet of ground floor retail, common rooftop amenity.
 Deviation: Exceeds maximum coverage for rooftop appurtenances
CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

13. Case: P20-032
 For: Site Plan Amendment w/ "c" Variance
 Address: 70 Fisk Street
 Applicant: 70 Fisk LLC
 Review Planner: Erica Baptiste
 Attorney: Charles J. Harrington, III, Esq.
 Block: 22002
 Lot: 27
 Zone: Route 440 - Culver Redevelopment Plan Area - Mid-Rise B
 Description: Proposal to amend approved Case No. P18-063 to construct a multifamily building with forty-four (44) residential units and twenty-two (22) parking spaces.
 Variance: Side yard setback
CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

14. Case: P19-166
 For: Section 31 Review
 Address: 438 Summit Avenue
 Applicant: The State of New Jersey
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Thomas P. Leane
 Block: 10803
 Lot: 23
 Zone: Journal Square 2060 (Zone 3: Commercial Center)
 Description: Proposed parking deck to accommodate existing building occupied by State Agencies. The proposed Three (3) story (4 floors of parking deck including roof) will accommodate 138 additional on site parking spaces supplementing the existing 154 spaces for a total of 288 spaces.
CARRIED FROM JULY 7, 2020 MEETING.

15. Case: P20-077
 For: Preliminary and Final Major Site Plan w/ "c" Variance
 Address: 281 Central Avenue
 Applicant: 281 Central Ave JC, LLC
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Charles Harrington, III., Esq.
 Block: 3702
 Lot: 29
 Zone: NC - Neighborhood Commercial
 Description: Amend approved Case No P19-017 by adding an additional story and unit, consistent with the most recent amendments to the NC-Neighborhood/Commercial District, into a five (5) story mixed-use building with a ground floor commercial unit and seven (7) residential units .
 Variances: Rear yard setback.
CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

16. Case: P20-016
 For: Minor Site Plan - Signage
 Address: 444 Warren St

Applicant: GS FC Jersey City Pep 2 Urban Renewal, LLC
Review Planner: Mallory Clark, AICP
Attorney: Robert Verdibello, Esq.
Block: 11803
Lot: 3.01
Zone: Harsimus Cove Station Redevelopment Plan - West Neighborhood District
Description: Building identification and retail signage for Phase IB of the VYV at Hudson Exchange West, consistent with Phase IA signage
Deviations: Signage Lettering Size

CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

17. Case: P20-078
For: Minor Site Plan with 'c' Variances
Address: 310 Fourth Street
Applicant: Ankit Jain and Angel Jain
Review Planner: Mallory Clark, AICP
Attorney: Eugene O'Connell, Esq.
Block: 11207
Lot: 15
Zone: R5
Description: Partial demolition of 3-story, 3-family house and renovation / expansion to a 4 story, 4 family with rear parking off an alley
Deviations: Rear-yard setback

CARRIED FROM JULY 7, 2020 MEETING WITH PRESERVATION OF NOTICE.

18. Case: P20-052
For: Preliminary and Final Major Site Plan Amendment
Address: 100 Water Street
Applicant: 100 Water Street, LLC
Review Planner: Cameron Black, PP, AICP
Attorney : James McCann, Esq.
Block: 20703 - 20704
Lot: 2.01 & 3.01 - 1 & 2
Zone: Water Street Redevelopment Plan
Description: Facade material changes, increase in glazing, landscaping changes, roadway changes, the elimination of stoops, and a change in the breakdown of units by type.

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19. Case: P20-035
For: Preliminary and Final Major Site Plan
Address: 530-580 Montgomery Street
Applicant: Muslim Federation of New Jersey, Inc
Review Planner: Cameron Black, AICP, PP
Attorney: Ronald H. Shaljian, Esq.
Block: 12405
Lot: 1 & 2
Zone: Montgomery Street Redevelopment Plan
Description: Parking lot and sidewalk improvements required as conditions of approval for 530 Montgomery Street (P19-051).

CARRIED TO AUGUST 11, 2020 WITH PRESERVATION OF NOTICE

20. Case: P20-042
For: Minor Site Plan w/ "c" Variance
Address: 95 Christopher Columbus Drive
Applicant: Wells REIT II – International Financial Tower, LLC
Review Planner: Erica Baptiste
Attorney: James McCann, Esq.
Block: 12902
Lot: 1

Zone: Grove Street Station
 Description: Proposal to renovate exterior of building including changes to entry facade and facade signage, parking garage facade, retail and/or restaurant storefronts signage and paving.
 Variances: Number of exterior retail signs per use

21. Case: P20-062
 For: 1-year Extension
 Address: 808 Pavonia Avenue
 Applicant: Journal Square Ramp LLC
 Review Planner: Erica Baptiste
 Attorney: Eugene T. Paolino, Esq.
 Block: 8904; 10601
 Lot: 34 & 35; 38 & 39
 Zone: Journal Square 2060 Redevelopment Plan – Zone 10
 Description: Second request for a one-year extension (Case No. P19-079) of Preliminary and Final Site Plan (Case No. P16-118) approval for the construction of a two-phased mixed-use project consisting of two towers (Tower 1 measuring 51 stories and Tower 2 measuring 57 stories) containing a total of 1,189 residential units, 6,500 square feet of ground floor commercial space, 5,064 square feet of gallery space, 10,334 square feet of theater space, bicycle parking and 970 parking spaces.

22. Case: P20-024
 For: Administrative Amendment
 Address: 211 Baldwin Avenue
 Applicant: 205 Baldwin Avenue, LLC
 Review Planner: Cameron Chester Black, AICP, PP
 Attorney: Ronald H. Shaljian, Esq.
 Block: 10803
 Lot: 29.01
 Zone: Journal Square 2060 Redevelopment Plan
 Description: Requested relief from the condition of approval requiring 20% of the units to be reserved as affordable housing units for veterans.

CARRIED TO AUGUST 11, 2020 MEETING WITH PRESERVATION OF NOTICE

23. Case: P19-163
 For: Preliminary and Final Major Site Plan
 Address: 619 Grove Street and 610-620 Grove Street
 Applicant: 15th and Grove JC LLC
 Review Planner: Matt Ward, AICP, PP
 Attorney: Jenn Porter Esq.
 Blocks/Lots: 7102/7 and 7103/12-17
 Zone: Jersey Avenue Light Rail Redevelopment Plan
 Description: Proposed St. Lucy Overlay Bonus development to include development of the St. Lucy Parcel and the Public Benefit Parcel. The St. Lucy Parcel includes limited demolition that will preserve facades and historic fabric of the existing three building complex and incorporate those elements into a new 23-story mixed-use development consisting of 5,600 sf of commercial space, an enclosed parking garage with 251 parking spaces (2 spaces reserved/dedicated to the shelter) and 444 residential units (13 income restricted affordable units). The Public Benefit Parcel includes proposed demolition and construction of a 5-story shelter facility of nearly 57,000 square feet with 15 studio Supportive Housing units, 5 three-bedroom Transitional Housing units, 165 beds for housing of the homeless as well as 2,450 sf of accessory administrative use.

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24. Case: P20-051
 For: Preliminary and Final Major Site Plan with Deviations
 Address: 829-843 Garfield Avenue
 Applicant: 829 Garfield Holdings LP
 Review Planner: Matt Ward, AICP, PP

Attorney: Elnardo Webster, II, Esq.
 Block: 22704
 Lot: 7.01 (7, 8, 9)
 Zone: Canal Crossing Redevelopment Plan
 Description: Proposed construction of a 5-story mixed use building consisting of 110 dwelling units (10 income restricted affordable units), 9,000 square feet of ground floor commercial and 79 parking spaces.
 Deviations: Maximum permitted stories, Maximum permitted height in feet, Minimum floor to ceiling height for ground color commercial, Minimum unit mix for one-bedroom units, Minimum unit size for two-bedroom units, Maximum unit mix percentage for two-bedroom units, Maximum unit mix percentage for three-bedroom units, Maximum size of signage.

25. Case: P20-023

For: Preliminary and Final Major Site Plan
 Address: 477 Monmouth St
 Applicant: 477 Monmouth LLC
 Review Planner: Mallory Clark, AICP
 Attorney: Patrick Conlon, Esq.
 Block: 9908
 Lot: 28
 Zone: R5
 Description: 4 story, 4 unit structure with rear yard landscaping and green roof

CARRIED TO JULY 28, 2020 WITH PRESERVATION OF NOTICE

26. Case: P20-040

For: Site Plan Amendment
 Address: 180 Tenth Street
 Applicant: HP Roosevelt Urban Renewal
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Francis X. Regan
 Block: 8802
 Lot: 6
 Zone: Jersey Avenue / 10th Street Redevelopment Plan
 Description: Roosevelt Apartments - Amendment to site plan approval to permit the minimum of 58 spaces currently being utilized by apartment tenants in the Newport Mall parking deck as per the original site plan approval to be relocated to a parking deck to be constructed on the property located on Block 8603, Lot 3, which will also provide parking for the Lincoln Apartments located at 204 Tenth Street.

CARRIED TO AUGUST 11, 2020 MEETING WITH PRESERVATION OF NOTICE

27. Case: P20-041

For: Preliminary/Final Major Site Plan
 Address: 201 Erie Street
 Applicant: HP Lincoln Urban Renewal
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Francis X. Regan
 Block: 8603
 Lot: 03
 Zone: Jersey Avenue / 10th Street Redevelopment Plan
 Description: Construction of a parking deck on the property which currently contains surface parking with 94 parking spaces for the Lincoln Apartments (153 Units) that will increase the number of spaces to 156, and will also provide parking (total of 58 spaces) for the Roosevelt Apartments located at 180 Tenth Street, which is currently subject to a separate development application to be considered by the Planning Board.

CARRIED TO AUGUST 11, 2020 MEETING WITH PRESERVATION OF NOTICE

28. Case: P19-056
For: Preliminary/Final Major Site Plan
Address: 84-86 Coles Street
Applicant: 82-84 Coles Street LLC
Review Planner: Timothy Krehel, AICP PP
Attorney: Charles J. Harrington, III
Block: 11213
Lot: 2, 3
Zone: H (Historic District)
Description: Applicant proposes new construction of a four (4) story residential townhouse with two (2) residential units.

CARRIED TO JULY 28, 2020 MEETING WITH PRESERVATION OF NOTICE

29. Review and discussion of Scatter Site Redevelopment Plan regarding the expansion of the boundaries.
Formal action may be taken.

30. Memorialization of Resolutions

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

32. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

