

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



TANYA MARIONE  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANNISIA CIALONE, DIRECTOR

July 24, 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 Special Meeting of the Jersey City Planning Board on the date and time of July 28, 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.

Thank You,

Very truly yours,

Joey-Ann Morales  
Division of City Planning

cc: Director, HED&C  
Files

## Joey-Ann Morales

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**From:** Joey-Ann Morales  
**Sent:** Friday, July 24, 2020 11:44 AM  
**To:** lditommaso (lditommaso@jjournal.com)  
**Subject:** City of Jersey City Division of City Planning - Planning Board July 28, 2020 virtual special meeting agenda  
**Attachments:** 13a. July 28 Mtg.pdf; JJ\_sunshine 7-28.docx

### Sunshine Announcement

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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.

We will continue to monitor the general City Planning email account. Please submit any application-related requests to me via email, not phone, until the State of Emergency is lifted.

The March 19 and April 2nd Zoning Board, and the March 24 and April 7 Planning Board meetings are cancelled. Our office will follow up with information on future and/or special meetings once available.

#### ADDITIONAL INFORMATION:

- To stay up to date with important announcements and alerts, register for SwiftReach, our text message alerting system [here](#).
- More information is also available on the Jersey City [website](#).

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



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PLANNING DIRECTOR

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ANNISIA CIALONE, DIRECTOR

July 24, 2020

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

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Division of City Planning

cc: Director, HED&C  
Files

## Joey-Ann Morales

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**From:** Joey-Ann Morales  
**Sent:** Friday, July 24, 2020 11:43 AM  
**To:** Caren Matzner  
**Subject:** City of Jersey City Division of City Planning - Planning Board July 28, 2020 virtual special meeting agenda  
**Attachments:** 13a. July 28 Mtg.pdf; \_JC Reporter\_sunshine 7.28.docx

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

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Inter-Office Memorandum

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**DATE:** July 24, 2020  
**TO:** City Clerk, Sean Gallagher  
**FROM:** Joey-Ann Morales, Div. City Planning  
**SUBJECT:** **Planning Board Virtual Special Meeting – July 28, 2020**

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## Joey-Ann Morales

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**From:** Joey-Ann Morales  
**Sent:** Friday, July 24, 2020 11:42 AM  
**To:** Sean Gallagher  
**Cc:** Brian Platt; Aimee Lopez  
**Subject:** City of Jersey City Division of City Planning - Planning Board July 28, 2020 virtual special meeting agenda  
**Attachments:** clerk 7-28.doc; 13a. July 28 Mtg.pdf

Tracking:	Recipient	Delivery
	Sean Gallagher	Delivered: 7/24/2020 11:42 AM
	Brian Platt	
	Aimee Lopez	

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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](mailto: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/87299347107>
- 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: 872 9934 7107.

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](http://Jersey City Data Portal).

## AGENDA

### Call to Order

1. Sunshine Announcement
2. Roll Call
3. Swear in Staff
4. Correspondence
5. Old Business

### 6. New Business

#### 7. 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.

**CARRIED FROM THE JULY 21, 2020 MEETING WITH PRESERVATION OF NOTICE.**

#### 8. 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 FROM THE JULY 21, 2020 MEETING**

#### 9. 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 FROM THE JULY 21, 2020 MEETING WITH PRESERVATION OF NOTICE**

#### 10. Review and discussion of proposed redevelopment plan, "Laurel-Saddlewood Redevelopment Plan". Initiated by Lennar Multifamily Communities LLC. Formal action may be taken.

**CARRIED FROM JULY 7<sup>TH</sup> MEETING**

11. Memorialization of Resolutions

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

13. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD