

## **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 Meeting of the Jersey City Planning Board on the date and time of November 10, 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](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.

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/82629697667>
- 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: **826 2969 7667**.

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

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. Case: P19-187  
<https://data.jerseycitynj.gov/explore/dataset/p19-187-316-15th-street-et-al/information/>  
For: Preliminary Major Site Plan Amendment, Preliminary and Final Major Site Plan  
Address: 316 15th St, 325 15th St, 326 15th St, Monmouth St, 15th St, and 239 Coles St  
Applicant: Emerson Leasing Co., II, III, and IV, LLC  
Review Planner: Matt Ward PP, AICP  
Attorney: George Garcia  
Block/Lots: 6903/1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4 and 7002/1  
Zone: Jersey Avenue Park Redevelopment Plan  
Description: Proposed amendments and site plan for phases II, III and IV of the Emerson Lofts development as it relates to previously approved preliminary approvals including permissible increases to parking and unit count, façade and floor plan changes, changes to phasing of the project and community benefits, inclusion of Emerson Park and relocation of utilities. Phases II, III and IV combined include 749 dwelling units, roughly 19,000 square feet of retail, 202 off-street parking spaces and 7 loading spaces.  
**CARRIED FROM 10/27 MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**  
*Also carried from 9/22 and 10/13 meetings.*
8. New Business
9. Case: P20-024  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-024-211-baldwin-avenue-2020/information/>  
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 FROM THE 10/13 MEETING WITH PRESERVATION OF NOTICE**  
*Also carried from the 7/21 and 8/11 meetings.*
10. Case: P19-182  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-2020-p19-182-302-morris-pesin-drive/information/>  
For: Preliminary and Final Major Site Plan with Variances  
Address: 302 Morris Pesin Drive  
Applicant: Liberty Storage LLC  
Review Planner: Mallory Clark-Sokolov, AICP  
Attorney: Charles Harrington, Esq.  
Block: 24304                      Lot: 7  
Zone: Liberty Harbor Redevelopment Plan  
Description: Proposed hotel and conference center use  
Variances: Parking garage visibility, parking area fronting on street, outdoor parking, loading area screening, off site lighting, minimum property size, minimum room count and minimum light intensity.  
**CARRIED TO THE 11/17 MEETING WITH PRESERVATION OF NOTICE.**  
*Also carried from the 8/25, 9/8, 9/22, 10/13, and 10/27 meetings.*
11. Case: P20-050  
<https://data.jerseycitynj.gov/explore/dataset/p20-050-132-monitor-st/information/>  
For: Preliminary and Final Major Site Plan Amendment  
Address: 132 Monitor Street

Applicant: Lafayette Development Fund, LLC

Review Planner: Matt Ward PP, AICP

Attorney: Thomas Leane

Block: 17504                      Lot: 27.01

Zone: Morris Canal Redevelopment Plan

Description: Amendment to previously approved seven (7) story building with 48 dwelling units.

Proposed amendment (originally approved under Case No. P18-126) will add an additional floor and 8 units for a total building of eight (8) stories and 56 dwelling units. The previously approved 5 ground floor parking spaces will remain unchanged.

**CARRIED FROM 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

12. Review and discussion of proposed changes to Chapter 345-17 Traffic Impact Assessment and 345-18 Visual Assessment requirements. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-proposed-amendment-ldo-ss345-17-and-ss345-18/information/>

**CARRIED FROM 10/27 MEETING**

13. Renewal of contractual services for Board Attorney for year 2021.

14. Renewal of contractual services for Stenographer for year 2021.

15. Review and discussion of amendments to numerous redevelopment plans to remove expiration dates. Sponsored by City Planning staff. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/expiration-date-removal-amendments/information/>

16. Case: P20-012

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-012-168-mlk-drive-2020/information/>

For: Site Plan Amendment

Address: 168 MLK Drive

Applicant: JC Capital Fund MLK, LLC

Review Planner: Cameron Black, AICP, PP

Attorney: Eugene P. O'Connell, Esq.

Block: 25001                      Lot: 67

Zone: Jackson Hill Redevelopment Plan

Description: Removal of the basement from the site plan on a previously approved project for a 5 story 16 unit building with ground floor commercial.

**CARRIED FROM 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

17. Case: P19-162

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p19-162-114-stegman-street-2020/information/>

For: Minor Site Plan with "c" variances

Address: 114 Stegman Street

Applicant: Ramkumar Roopnarine

Review Planner: Cameron Black, AICP, PP

Attorney: Robert P. Weinberg, Esq.

Block: 25002                      Lot: 38

Zone: Turnkey Redevelopment Plan

Description: A three story 2-family home with a 2 car garage on an undersized lot

Variances: Side yard, building coverage, and garage width

**CARRIED FROM 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

18. Case: P20-060

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-060-676-garfield-avenue-2020/information/>

For: Preliminary and Final Major Site Plan Approval

Address: 676 Garfield Avenue

Applicant: J.M. Garfield, LLC

Review Planner: Cameron Black, AICP, PP

Attorney: Thomas Leane, Esq.

Block: 23704                      Lot: 1,2,3, and 4

Zone: Garfield Avenue Redevelopment Plan

Description: Proposed façade and landscaping improvements to a car sales lot.

**CARRIED FROM 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

19. Case: P20-075

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-075-921-bergen-avenue-2020/information/>

For: Minor Site Plan

Address: 921 Bergen Avenue

Applicant: Randy Levitt / Capital One N.A.

Review Planner: Erica Baptiste

Attorney: Jennifer Porter, Esq.

Block: 12104                      Lot: 2

Zone: Journal Square Redevelopment Plan - Zone 6, Preservation

Description: Capital One Bank project to comply with ADA requirements.

**CARRIED FROM 10/27 MEETING**

*Also carried from the 10/13 meeting.*

20. Case: P20-100

<https://data.jerseycitynj.gov/explore/dataset/p20-100-412-418-whiton-st/information/>

For: Administrative Amendment

Address: 412-418 Whiton Street

Applicant: GND Whiton St. Holdings Urban Renewal LLC

Review Planner: Matt Ward, AICP, PP

Attorney: Thomas Leane

Block: 17505                      Lot: 17 and 18

Zone: Morris Canal

Description: Proposed update to floorplans to alter the unit mix of the previously approved development. No change to bulk. Increasing number of one-bedroom and three-bedroom units while decreasing number of two-bedroom units. No change to total unit count of 56 dwelling units. Project approved under P19-046.

**CARRIED FROM 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

21. Case: P20-070

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-070-626-newark-avenue-2020/information/>

For: Site Plan Amendment

Address: 626 Newark Avenue

Applicant: 626 Newark, LLC

Review Planner: Erica Baptiste

Attorney: Charles Harrington, III.

Block: 8101                      Lot: 28 & 29

Zone: Journal Square Redevelopment Plan – Zone 4/5, Central Avenue Extension

Description: Amend approved preliminary and final major site plan with “c” variances (Case No. P18-191) of a 27-story building by reduce size of cellar, remove 5’ setback at second and third floors, increase unit count by 38 units, remove electric vault from cellar, redesign building façade with EIFS, and remove plants from roof.

Variances: EIFS and maximum required retail frontage

**CARRIED FROM 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

22. Case: P20-119

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-119-26-28-cottage-street-2020/information/>

For: Site Plan Amendment w/ “c” variances

Address: 26-28 Cottage Street

Applicant: 26-28 Cottage, LLC

Review Planner: Erica Baptiste

Attorney: Charles Harrington, III

Block: 7902                      Lot: 43.01 (f/k/a 43 and 44)

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 / Homestead Place Extension

Description: Applicant is seeking to amend previous approval (P19-103) to permit the use of EIFS as a façade material on the east and north elevations to participate in the Jersey City mural program and to permit temporary leasing advertising signage.

Variances: EIFS

**CARRIED FROM 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

**23. Case: P20-120**

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-120-24-32-van-reipen-avenue-2020/information/>

For: Site Plan Amendment w/ "c" variances

Address: 24-32 Van Reipen Avenue

Applicant: 26 Van Reipen, LLC

Review Planner: Erica Baptiste

Attorney: Charles Harrington, III.

Block: 7903 Lot: 37 and 38.01 (f/k/a 38 and 39)

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 / Homestead Place Extension

Description: Applicant is seeking to amend previous approval (P19-031) to permit the use of EIFS as a façade material on the east and north elevations and to participate in the Jersey City mural program.

Variances: EIFS

**CARRIED FROM 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

**24. Case: P20-039**

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-039-28-pearsall-avenue/information/>

For: Minor Subdivision

Address: 28 Pearsall Avenue

Applicant: 28 Pearsall Equities, LLC

Review Planner: Timothy Krehel, AICP, PP

Attorney: Thomas Leane, Esq.

Block: 29503 Lot: 26

Zone: R-1A One and Two Family District

Description: Proposed Minor Subdivision of the property located at 28 Pearsall Avenue. The Minor Subdivision will divide the existing oversized lot into two conforming lots. The existing structure is to remain on the northern proposed lot.

Variances/Deviations: Lot Size, Lot Width, and Side Yard Setbacks for the proposed lot with the existing structure.

**CARRIED FROM THE 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

**25. Case: P20-089**

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-089-810-pavonia-avenue-2020/information/>

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

Address: 810 Pavonia Avenue

Applicant: Black Iron Journal Square

Review Planner: Timothy Krehel, AICP, PP

Attorney: Jason R. Tuvel, Esq.

Block: 9404 Lot: 33

Zone: Journal Square Redevelopment Plan – Zone 4: Neighborhood Mixed Use

Description: Construction of a 4 story multi family residential building consisting of 12 dwelling units along with amenity space, tenant storage, and bicycle parking

Variances: Rear Yard Setback (Minimum) and Side Yard Setback

**CARRIED FROM THE 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

**26. Case: P20-003**

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-003-177-academy-street-2020/information/>

For: Preliminary/Final Major Site Plan

Address: 177 Academy Street

Applicant: TRG Academy, LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Thomas P. Leane, Esq.

Block: 12308 Lot: 10, 11 (Proposed lot 11.01)

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)

Description: Proposed Six (6) story building on newly subdivided lot including Fifty (50) residential units and rear yard and rooftop terraces.

**CARRIED FROM THE 10/27 MEETING WITH PRESERVATION OF NOTICE.**

*Also carried from the 10/13 meeting.*

27. Case: P20-074

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-074-756-758-communipaw-avenue-2020/information/>

For: Preliminary and Final Major Site Plan

Address: 756 Communipaw Avenue

Applicant: Laundry Time JC, LLC

Review Planner: Cameron Chester Black, AICP, PP

Attorney: Stephen Joseph, Esq.

Block: 18301 Lot: 44, 45, & 46

Zone: Commercial Automotive

Description: Proposed renovations to an existing commercial lot and building to convert into a laundromat with 13 surface parking spaces.

**CARRIED FROM THE 10/27 MEETING WITH PRESERVATION OF NOTICE.**

28. Case: P20-130

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-130-55-washburn-street-2020/information/>

For: 1 year Extension

Address: 55 Washburn Street

Applicant: Puran Persaud and Anjaali Persaud

Review Planner: Erica Baptiste

Attorney: Pro Se

Block: 8202 Lot: 14

Zone: R-1, One- and two- family

Description: Second application to extend minor site plan approval of Case No. P17-016 for one year.

29. Case: P20-106

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-106-184-martin-luther-king-drive-2020/information/>

For: Site Plan Amendment

Address: 184 Martin Luther King Drive

Applicant: LG Home Improvements and Construction, LLC.

Review Planner: Erica Baptiste

Attorney: Stephen S. Rose, Esq.

Block: 25001 Lot: 1

Zone: Jackson Hill Redevelopment Plan

Description: Amendment of approved Case No. P16-105 to increase the overall building height by 9 1/2 inches of a mixed-use, four-story building with two commercial units and six (6) residential units.

30. Case: P20-103

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-103-71-madison-avenue-2020/information/>

For: "c" variance

Address: 71 Madison Avenue

Applicant: Verizon New Jersey Inc.

Review Planner: Erica Baptiste

Attorney: Rebecca C. Lafferty, Esq. and Nicholas Talvacchia, Esq.

Block: 18601 Lot: 21

Zone: Jackson Hill Redevelopment Plan

Description: Applicant is proposing to place an above ground transformer to support upgraded equipment that will be installed within the building.

Variances: bulk standards for non-residential site design

31. Review and discussion of amendments to the Sip Avenue Gateway Redevelopment Plan to allow for greater residential density on existing non-residential use land parcels. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/sip-avenue-gateway-redevelopment-plan-amendment-2020/information/>

32.

33. Case: P20-096

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-096-17-23-perrine-avenue-2020/information/>

For: Administrative Amendment

Address: 17-23 Perrine Avenue

Applicant: 17-23 Perrine Avenue Development LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Gerard D. Pizzillo

Block: 10803 Lot: 2, 3, 4

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)



Description: Administrative Amendment of P19-192 to reduce the visual impact of the proposed structure by increasing building setbacks and reducing the building footprint. The applicant is also seeking to reconfigure the floor plans and units, and to construct a transformer room to meet PSE&G requirements.

34. Case: P20-066

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-066-785-newark-avenue-2020/information/>

For: Preliminary/Final Major Site Plan Approval

Address: 785 Newark Avenue

Applicant: 72 Holly Road LLC

Review Planner: Erica Baptiste

Attorney: Ronald H. Shaljian

Block: 9402 Lot: 3

Zone: Journal Square 2060 Redevelopment Plan (Zone 5: Commercial Main Street)

Description: New 4 story building with a ground floor restaurant and 9 residential units.

Deviation: Rear Yard Setback

35. Case: P20-104

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-104-145-bergen-avenue-2020/information/>

For: Minor Site Plan

Address: 145 Bergen Avenue

Applicant: 145 Bergen, LLC

Review Planner: Cameron Chester Black, AICP, PP

Attorney: Thomas P. Leane, Esq.

Block: 23001 Lot: 36

Zone: R-3

Description: A 4-story 4 family home with 9,804 square feet of gross floor area on a vacant lot.

36. Case: P20-086

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-086-30-32-jones-street-2020/information/>

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

Address: 30-32 Jones Street

Applicant: MVP One LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Stephen Joseph, Esq.

Block: 10704 Lot: 34, 35

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)

Description: Applicant is proposing a new five (5) story residential building with nineteen (19) dwelling units with zero (0) parking spaces.

Variance(s): Min Rear Yard Setback above ground floor, Max Building Height

37. Case: P19-191

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p19-191-57-virginia-avenue-2020/information/>

For: Minor Site Plan

Address: 57 Virginia Avenue

Applicant: BNK Property, LLC

Review Planner: Cameron Chester Black, AICP, PP

Attorney: Stephen Joseph, Esq.

Block: 21102 Lot: 48

Zone: Jackson Hill Redevelopment Plan

Description: A 5 story residential building with 3 units.

38. Memorialization of Resolutions

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

40. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD