

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 July 6, 2021 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. 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/82644286911>

- 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 4428 6911**

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

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. Review and discussion of the Report Concerning the Determination of The Sixth Street Embankment Study 2021 as an Area in Need of Redevelopment.
<https://data.jerseycitynj.gov/explore/dataset/6th-st-embankment-study-2021/information/>
Carried from June 8, 2021 with preservation of notice; testimony taken

8. New Business

9. Review and Discussion of adoption of Jersey City Climate and Energy Action Plan as an element of the Jersey City Master Plan. Initiated by city staff.
<https://data.jerseycitynj.gov/explore/dataset/climate-action-plan-2021/information/>
Carried to the July 20, 2021 meeting with preservation of notice.

10. Review of amendments to the Journal Square 2060 Redevelopment Plan regarding Inclusionary Zoning provisions. Formal action may be taken.
<https://data.jerseycitynj.gov/journal-square-2060-rdp-amendments-for-inclusionary-zoning/information/>

11. Case: P20-117
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-117-325-newark-avenue-2021/information/>
For: Preliminary and Final Major Site Plan with "c" Variance
Address: 325-329 Newark Avenue
Applicant: BGT Enterprises
Attorney: Charles Harrington, Esq.
Review Planner: Lindsey Sigmund, AICP
Block: 11001 Lot: 6
Zone: NC – Neighborhood Commercial
Description: Proposed five (5)-story mixed-use building with sixteen (16) residential units and 1,976 SF of ground floor commercial space.
Variances: Rear yard setback
Carried from June 22, 2021 meeting with preservation of notice.

12. Case: P20-090
<https://data.jerseycitynj.gov/explore/dataset/p20-090-150-vroom-street-2020/information/>
For: Minor Subdivision & Preliminary / Final Major Site Plan w/ "c" Variances
Address: 150 Vroom Street
Applicant: SSB Goler, LLC
Attorney: Gary Grant
Review Planner: Timothy Krehel, AICP PP
Block: 12107 Lot: 28
Zone: Journal Square 2060 (Zone 8: Bergen Square)
Description: Construction of a five (5) story mixed-use building with 16 residential units with ground floor commercial retail space.
Variance(s): Lot Depth, Max Building Height, Front Yard setback, Rear Yard setback.
Carried from June 8, 2021 meeting with preservation of notice.

13. Case: P20-176
<https://data.jerseycitynj.gov/explore/dataset/p20-176-61-63-sip-avenue-54-jones-street-2021/information/>
For: Preliminary and Final Major Site Plan with "c" Variances
Address: 61-63 Sip Avenue / 54 Jones Street
Applicant: 61-63 Sip Avenue LLC
Review Planner: Timothy Krehel AICP PP
Attorney: Eugene T. Paolino, Esq.
Block: 10704 Lot: 38-39
Zone: Journal Square 2060 (Zone 7: Deco)
Description: Proposed construction of a ten (10) story mixed use structure containing 72 residential dwelling units and ground floor commercial retail space.
Variance(s): Maximum Building Height, Rear Yard Setback, Minimum Step back after 8th floor, Building Materials, Building Base, Minimum Improved Open Space (Ground Floor)
Carried from June 8, 2021 meeting with preservation of notice.

14. Case: P21-034
<https://data.jerseycitynj.gov/explore/dataset/p21-034-587-summit-avenue-2021/information/>
For: Minor Site Plan
Address: 587 Summit Avenue
Applicant: M&T Bank
Attorney: Robert Cavanaugh, Jr.
Review Planner: Timothy Krehel AICP PP
Block: 7902 Lot: 36, 37
Zone: Journal Square 2060 (Zone: 5 Commercial Main Street)
Description: Applicant (M&T Bank) is proposing ADA (American Disabilities Act) improvements to their property, which will include the installation of a wheelchair ramp.
Variance(s): None
Carried from June 8, 2021 meeting with preservation of notice.
15. Case: P20-131
<https://data.jerseycitynj.gov/explore/dataset/p20-131-249-bergen-avenue-2021/information/>
For: Minor Site Plan
Address: 249 Bergen Avenue
Applicant: B.I.I.I Holdings, LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 24101 Lot: 10
Zone: R-3
Description: Minor Site Plan for a 4-story 4-unit (3 bedrooms each) multifamily home
Carried from June 8, 2021 meeting with preservation of notice.
16. Case: P21-041
<https://data.jerseycitynj.gov/explore/dataset/p21-041-49-fisk-street-2021/information/>
For: Preliminary and Final Major Site Plan Amendment with "c" variances
Address: 49 Fisk Street Applicant: 49 Fisk Property Owner LLC
Attorney: Donald Pepe, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 22103 Lot: 1
Zone: Route 440 Culver Redevelopment Plan Description: Proposal for a new 6-story building with 337 versus the original 338 dwelling units, 143 versus 144 parking spaces and 169 bike parking spaces. Balcony modifications are proposed and amenity layout changes will be proposed.
Variances: Creation of a new block and right-of-way, accessory uses and structures, rear yard setback, maximum floor-to-ceiling height without a mezzanine in Mid-Rise A, maximum floor-to-ceiling height without a mezzanine in Mid-Rise B.
Carried from June 22, 2021 meeting with preservation of notice.
17. Case: P20-149
<https://data.jerseycitynj.gov/explore/dataset/p20-149-70-central-av/information/>
For: Administrative Amendment
Address: 70 Central Ave
Applicant: Legacy Development Group, LLC
Review Planner: Matt Ward
Attorney: Charles Harrington
Block: 5704
Lot: 1, 2 and 30
Zone: Hopkins and Central Avenues Redevelopment Plan
Description: Administrative amendment to a Preliminary and Final Major Site Plan approval under P18-154 to include removal of the loft spaces on the upper story, alterations to the cellar and ground floor parking levels, modifications to unit layouts, modification and reduction of the rooftop deck area, and clarifications to building elevations and overall height showing a one foot decrease.
18. Case: P21-025
<https://data.jerseycitynj.gov/explore/dataset/p21-025-99-storms-ave-253-monticello-ave-2021/information/>
For: Preliminary and Final Major Site Plan Amendment w/ "c" variances
Address: 99 Storms Ave & 253 Monticello Ave
Applicant: Storms 99 LLC
Review Planner: Cameron Black, AICP, PP
Attorney: Charles Harrington, Esq.
Block: 15003 Lot: 18 and 19
Zone: NC
Description: facade and interior layout changes to a 6 story (65') 50 unit mixed use building with
Variances: Stories, Setback for roof top structure, min. Rear yards setback, no retail space, residential apartments above ground floor, number of signs, signage area, and street trees

19. Case: P21-077

<https://data.jerseycitynj.gov/explore/dataset/p21-077-99-storms-ave-253-monticello-ave-2021/information/>

For: Site Plan Two (2) Year Extension

Address: 99 Storms Ave & 253 Monticello Ave

Applicant: Storms 99 LLC

Review Planner: Cameron Black, AICP, PP

Attorney: Charles Harrington, Esq.

Block: 15003 Lot: 18 and 19

Zone: NC

Description: Applicant request to extend previously approved preliminary and final major site plan obtained under case # P19-057 and site plan amendment under case # P21-025 for facade and interior layout changes.

Description: facade and interior layout changes to a 6 story (65') 50 unit mixed use building with

Variations: Stories, Setback for roof top structure, min. Rear yards setback, no retail space, residential apartments above ground floor, number of signs, signage area, and street trees

20. Memorialization of Resolutions

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

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD