

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 September 14, 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/83626161841>

- 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: **836 2616 1841**

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. New Business
8. Case: P21-091
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-091-14-16-burma-rd-2021/information/>
For: Administrative Amendment
Address: 14-16 Burma Rd
Applicant: 14-16 Burma Road Industrial LLC
Attorney: Gerard Pizzillo, Esq.
Review Planner: Mallory Clark-Sokolov, PP, AICP
Block: 24304 Lot: 8
Zone: Liberty Harbor RDP
Description: Applicant is proposing to shift the eastern façade of the building 3ft, reducing the building area by 2,600sf as a result of litigation with the adjacent property owner.
9. Case: P21-049
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-049-1-33-park-view-ave-2021/information/>
For: Administrative Amendment
Address: 1 & 33 Park View Ave
Applicant: LHN Owner Urban Renewal LLC and LHN II
Attorney: James McCann, Esq
Review Planner: Mallory Clark-Sokolov, PP, AICP
Block: 15907 Lot: 3
Zone: Liberty Harbor North RDP
Description: amendment to previous approvals to install temporary sidewalk for portion of the block fronting vacant property noted as a future hotel site in the RDP. Applicant does not own the hotel site. Frontage spans 180ft and currently exists at lower grade than the surrounding built sidewalk owned and built-out by the Applicant.
Variances: relief from Thoroughfare Standards of the RDP and JC Forestry Standards (for temporary improvements)
10. Case: P21-059
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-059-143-145-monticello-ave-2021/information/>
For: Preliminary and Final Major Site Plan
Address: 143-145 Monticello Ave
Applicant: Monticello Lofts, LLC
Attorney: Stephen Joseph, Esq
Review Planner: Mallory Clark-Sokolov, PP, AICP
Block: 16701 Lot: 24,25
Zone: Jackson Hill RDP, Zone 1
Description: Five (5) story mixed use building with ground floor commercial and 22 residential units
11. Case: P20-172
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-172-11-29-cottage-street-2021/information/>
For: Preliminary and Final Major Site Plan with "c" Variances
Address: 11, 17, 19, 21, 23, 25-29 Cottage Street
Review Planner: Timothy Krehel, AICP PP
Applicant: Cottage 29 Owner LLC
Attorney: Eugene T. Paolino, Esq.
Block: 10704 Lot: 38, 39
Zone: Journal Square 2060 (Zone 3: Commercial Center)
Description: Proposed construction of a (28) story mixed-use tower on a base structure along the proposed Homestead Place Extension consisting of 669 Residential Units and approximately 44,551 SF of permitted office space.
Variance(s): Maximum Building Height, Parking Design for Loading Facilities, First Floor Ceiling Height, Roof Deck Amenity Space Setback, Ground Floor Storefront Bulkhead Heights

12. Case: P21-013

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-013-241-mlk-drive-2021/information/>

For: Preliminary and Final Major Site Plan

Address: 241 MLK Drive

Review Planner: Cameron Black, AICP, PP

Applicant: 241 MLK Drive LLC

Attorney: Thomas P. Leane, Esq.

Block: 23404 Lot: 30

Zone: Jackson Hill Redevelopment Plan

Description: New Construction on a vacant lot of a 5-story mixed use building with 18 units and 645 square feet of retail space.

13. Case: P21-016

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-016-91-93-pearsall-avenue-2021/information/>

For: Minor Subdivision

Address: 91-93 Pearsall Avenue

Review Planner: Timothy Krehel AICP PP

Applicant: 93 Pearsall, LLC

Attorney: Charles J. Harrington, III, Esq.

Block: 29402 Lot: 14

Zone: R-1

Description: The Property is currently a three (3) story residential use on a 6,250 square foot lot. The purpose of the application is to subdivide the Property into two (2) conforming lots of 3,125 square feet each; the new lots would be referred to as New Lot 14.01 and New Lot 14.02.

14. Case: P21-088

<https://data.jerseycitynj.gov/explore/dataset/p21-088-31-54-journal-square/information/>

For: Section 31 Review

Address: 31-54 Journal Square

Review Planner: Matt Ward, PP, AICP

Applicant: City of Jersey City

Attorney: Francis Regan, Esq.

Block: 10601 Lot: 41

Zone: Journal Square 2060 Redevelopment Plan

Description: Courtesy review pursuant to Section 31 of the Municipal Land Use Law, regarding the proposed rehabilitation of the Loew's Theater for use as a live performance and movie theater venue. Rehabilitation includes work on the exterior facade, site and facility circulation, interior spaces as well mechanical, electrical and plumbing systems.

15. Case: P21-054

<https://data.jerseycitynj.gov/explore/dataset/p21-054-560-and-580-marin-blvd/information/>

For: Extension of Preliminary and Final Major Site Plan

Address: 560 and 580 Marin Blvd

Review Planner: Matt Ward, PP, AICP

Applicant: The Fourteen Florence Street Corp.

Attorney: Charles Harrington, Esq.

Blocks/Lots: 8901/1 and 2; and, 7201/1

Zone: Newport Redevelopment Plan

Description: Approved under case P17-025, the applicant is requesting extension of the approval for a period of 3 years. The approved project consists of two towers with a total of 750 residential units, 240,000 square feet of commercial, and 1,071 parking spaces.

16. Case: P21-044

<https://data.jerseycitynj.gov/explore/dataset/p21-044-2495-halladay-st/information/>

For: 'c' Variance Application

Address: 249.5 Halladay Street

Review Planner: Matt Ward, PP, AICP

Applicant: Halladay 249.5 Estates LLC

Attorney: Ben Wine

Block: 20102 Lot: 49

Zone: Morris Canal Redevelopment Plan

Description: Application for a detached three-story two-family home on a 19.5' by 100' lot with 'c' variances
Variances: minimum side yard setback, minimum rear yard setback, maximum building coverage

17. Case: P21-029
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-029-483-mlk-drive-2021/information/>
For: Minor Site Plan
Address: 483 MLK Drive
Review Planner: Cameron Black, PP, AICP
Applicant: Tovaste Management LLC
Attorney: Patrick Conlon, Esq.
Block: 19501 Lot: 26
Zone: Jackson Hill Redevelopment Plan
Description: Proposed new four-story building with three dwelling units and 435 square feet of ground floor commercial.
18. Case: P20-140
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-140-341-johnston-avenue-2021/information/>
For: Preliminary and Final Major Site Plan with "c" variance
Address: 341 Johnston Avenue
Review Planner: Cameron Black, PP, AICP
Applicant: Whiton Property LLC
Attorney: Benjamin A. Nadell, Esq.
Block: 19001 Lot: 3, 4, and 5
Zone: Lafayette Park Redevelopment Plan Area
Description: Six (6) story multi-family building consisting of thirty five (35) units five (5) of which are affordable units, ten (10) off street parking spaces, approximately 853 sq. ft of retail space and associated site improvements including lighting and green roof improvements.
Variance: Height
19. Case: P21-069
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-069-342-johnston-avenue-2021/information/>
For: Preliminary and Final Major Site Plan Amendment with "c" variance
Address: 342 Johnston Avenue
Review Planner: Cameron Black, PP, AICP
Applicant: 342 Johnston Equities LLC
Attorney: Ronald H. Shaljian, Esq.
Block: 17506
Lot: 11
Zone: Lafayette Park Redevelopment Plan Area
Description: Eight (8) story mixed use building with fifty five (55) residential units, & fourteen (14) parking spaces. 2,303 SF of commercial space on ground floor, 2,314 SF of residential amenities, & 400 SF resiliency space. Amendment to Approvals Granted In Case #P19-126
Variance: Rear yard Setback
20. Case: P21-010
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-010-275-279-pearsall-avenue-2021/information/>
For: Minor Subdivision with "c" variance
Address: 275-279 Pearsall Avenue
Review Planner: Cameron Black, PP, AICP
Applicant: Urban Properties LLC
Attorney: Alex J. Gluck, Esq.
Block: 28504 Lot: 6 & 7
Zone: R-1
Description: A subdivision of property into three lots of 2,407 sq. Ft., 2,407 sq. Ft., and 2,413 square feet.
Variance: lot area and lot depth
21. Case: P21-090
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-090-532-summit-avenue-2021/information/>
For: Administrative Amendment
Address: 532 Summit Avenue
Review Planner: Timothy Krehel, PP, AICP
Applicant: 575 Pavonia, LLC
Attorney: Charles J. Harrington, Esq.
Block: 9606 Lot: 29.01
Zone: Journal Square 2060 (Zone 3: Commercial Center)
Description: Administrative Amendment for a previously approved application P20-113

22. Case: P21-063

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-063-776-782-newark-avenue-2021/information/>

For: Two (2) Year Extension (Preliminary and Final Major Site Plan w/ "c" Variances

Address: 155 Newark Avenue

Review Planner: Timothy Krehel, PP, AICP

Applicant: Shulammite, LLC

Attorney: Charles J. Harrington, III, Esq.

Block: 11405 Lot: 6

Zone: Newark Avenue Downtown Redevelopment Plan

Description: Two (2) Year Extension for land use approvals obtained under Case No. P17-043

23. Case: P21-027

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-027-203-baldwin-avenue-2021/information/>

For: Preliminary & Final Major Site Plan w/ "c" Variance

Address: 203 Baldwin Avenue

Applicant: 203 Baldwin Holdings, LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Timothy Krehel AICP PP

Block: 10803 Lot: 32

Zone: Journal Square 2060 (Zone 4A: Community Mixed Use)

Description: The Applicant (203 Baldwin Holdings, LLC) is proposing to construct a six (6) story multi-family residential building that will contain eleven (11) residential units.

Variance(s): Rear Yard Set Back

24. Case: P21-080

<https://data.jerseycitynj.gov/explore/dataset/p21-080-665-669-grand-st/information/>

For: Preliminary and Final Major Site Plan with 'c' Variances

Address: 665-669 Grand Street

Review Planner: Matt Ward, PP, AICP

Attorney: Stephen Joseph

Block: 17301

Lots: 4 and 5

Zone: Morris Canal Redevelopment Plan

Description: Proposed 4-story mixed use building on a 12,342 square foot lot with 23 dwelling units, 5,497 square feet of ground floor commercial and no off-street parking in the Mixed Use - E district. An application at this site with 7 off-street parking spaces was denied under Case P20-105.

Variances: Minimum residential parking, Minimum Lot Area

25. Case: P21-022

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-022-633-newark-avenue-2021/information/>

For: Preliminary and Final Major Site Plan w/ "c" variances

Address: 633 Newark Avenue

Applicant: 633 Newark Avenue, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel AICP PP

Block: 8001 Lot: 14

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

Description: Proposed construction of a four (4) story addition to existing mixed use building resulting in four (4) two (2) bedroom dwelling units above ground floor commercial.

Variance(s): Minimum Recreational Space, Storefront Façade - 80% transparent glass required, 39.5% proposed.

26. Memorialization of Resolutions

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

28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD