

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 Regular Meeting of the Jersey City Planning Board on the date and time of June 28th, 2022 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.

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/88596439163>**
- 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: **885 9643 9163**

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 Case
5. Correspondence

6. ADJOURNMENTS

- a. Case P22-075

<https://data.jerseycitynj.gov/explore/dataset/p22-075-307-bergen-avenue-planning-board-application-2022/information/>

For: Preliminary and Final Major Site Plan with “c” variances

Address: 307 Bergen Avenue

Applicant: Garden State Episcopal Community Development Corporation

Attorney: Eugene O’Connell, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 22405 Lot: 4

Zone: Greenvilla Redevelopment Plan

Description: Applicant will construct a four-story residential building with twelve (12) affordable units and six (8t) off street parking spaces.

Variances: Maximum height, Max. building coverage, Front yard setback, Side yard setback, Rear yard setback, Parking, Drive isle width and Max. ceiling height.

REQUEST TO CARRY TO JULY 12, 2022 MEETING WITH PRESERVATION OF NOTICE

- b. Case: P22-031

<https://data.jerseycitynj.gov/explore/dataset/p22-031-or-286-and-296-coles-street/information/>

For: Site Plan Amendment

Address: 286 and 296 Coles Street

Applicant: Coles Jersey Development Co., LLC

Attorney: Donald M. Pepe, Esq

Review Planner: Liz Oppen, AICP

Block: 6003 Lot: 1 & 2.02, 2.03

Zone: Jersey Avenue Park Redevelopment Plan-Mixed Use District

Description: 21-story mixed-use residential and commercial development with 682 units

Variances: No new variances sought (same as previous approval)

REQUEST TO CARRY TO JULY 12, 2022 MEETING WITH PRESERVATION OF NOTICE. CARRIED FROM MAY 24, 2022 MEETING WITH PRESERVATION OF NOTICE. FIRST NOTICED FOR APRIL 26, 2022 MEETING.

7. OLD BUSINESS

- a. Case: P22-074

<https://data.jerseycitynj.gov/explore/dataset/p22-074-16-front-street-2022/information/>

For: Three One-Year Extensions

Address: 16 Front Street

Applicant: 16 Front Street Properties, LLC

Attorney: Gary Grant, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 12303 Lot: 2
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)
Description: Three One-Year Extensions to a five story twenty-unit site.
CARRIED FROM JUNE 14, 2022 MEETING WITH PRESERVATION OF NOTICE

b. Case: P22-081

<https://data.jerseycitynj.gov/explore/p22-081-167-169-baldwin-ave-44-48-newkirk-st-2/information/>
For: One (1) Year Extension
Address: 167-169 Baldwin Avenue and 44-48 Newkirk Street
Applicant: ILC 44 Newkirk, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 10802 Lot: 27-32
Zone: Journal Square 2060 (Zone 4a: Community Mixed Use)
Description: One (1) Year Extension of previous approvals for a twelve (12) story residential building containing one hundred and forty (140) dwelling units, fourteen (14) parking spaces, 3,400 square feet of retail space and tenant amenities.

8. NEW BUSINESS

9. Case: P22-066

<https://data.jerseycitynj.gov/explore/dataset/p22-066-tidewater-basin-rdp-amendment/information/>
For: Review and discussion of proposed amendments to the Tidewater Basin Redevelopment Plan regarding the Historic Buffer Zone and the proposed Inclusionary Housing Overlay District. Formal Action may be taken.
Petitioned by: Sussex Street Associates, LLC
Authorized by City Council: Resolution 22-402

10. Case: P22-021

<https://data.jerseycitynj.gov/explore/dataset/p22-021-54-cottage-street-2022/information/>
For: Minor Site Plan
Address: 54 Cottage Street
Applicant: Joann Bhatia
Attorney: Peter Cecinini, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 7902 Lot: 58
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)
Description: Addition to an existing two (2) family home to create a four (4) story 6 dwelling unit building which will retain the existing façade.
Variance(s): None Requested
CARRIED FROM JUNE 14, 2022 MEETING WITH PRESERVATION OF NOTICE

11. Case: P21-030

<https://data.jerseycitynj.gov/explore/dataset/p21-030-369-371-whiton-st/information/>
For: Preliminary and Final Major Site Plan with variances
Address: 369-371 Whiton Street
Applicant: 369-371 Whiton St., LLC
Attorney: Charles Harrington III Esq.

Review Planner: Matt Ward, PP, AICP

Block: 19001 Lot: 8

Zone: Lafayette Park Redevelopment Plan

Description: Proposed six story residential building with twenty dwelling units (two of which are affordable) and four parking spaces.

Variances: Rear yard setback, Max permitted height

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12. Case: P22-104

<https://data.jerseycitynj.gov/explore/dataset/p22-104-503-509-communipaw-avenue-2022/information/>

For: Administrative Amendment

Address: 503-509 Communipaw Avenue

Applicant: 503-509 Communipaw Ave, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Tanya R. Marione, PP, AICP

Block: 18703 Lot: 1 and 2

Zone: Neighborhood Commercial

Description: Proposed curb extensions along Arlington Avenue and Communipaw Avenue and planters/landscaping to cap the intersection prohibiting access from Arlington Street to Grand Street.

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13. Case: P21-081

<https://data.jerseycitynj.gov/explore/dataset/p21-081-743-grand-street-or-planning-board/information/>

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

Address: 743 Grand Street

Applicant: Grand-Harmon LLC

Attorney: Stephen Joseph

Review Planner: Liz Oppen, AICP

Block: 17201 Lot: 1

Zone: NC

Description: New 5-story mixed use building with ground floor commercial and 16 units above

Variances: Rear yard setback

CARRIED FROM JUNE 14, 2022 MEETING WITH PRESERVATION OF NOTICE

14. Review and discussion of proposed amendments to the signage regulations in the Journal Square 2060 Redevelopment Plan. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/jsq-2022-signage-regulations/information/>

15. Case: P22-118

For: Review and discussion of proposed 174 Newark Avenue Parking Lot Redevelopment Plan.

Formal Action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/redevelopment-plan-p22-118-174-newark-avenue/information/>

16. Case: P21-093

<https://data.jerseycitynj.gov/explore/dataset/p21-093-85-87-storms-ave-2022/information/>

For: Preliminary & Final Major Site Plan

Address: 85-87 Storms Ave

Applicant: Green Homes Developer, Inc

Review Planner: Francisco Espinoza

Block: 15203 Lot: 4& 5

Zone: NC- Neighborhood Commercial

Description: Applicant proposes to build a five (5) story, twenty-three (23) unit residential building with six (6) ground floor parking spaces.

17. Case: P21-141

<https://data.jerseycitynj.gov/explore/dataset/p21-141-225-montgomery-street-2022/information/>

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

Applicant: 225 Montgomery LLC

Address: 225 Montgomery Street

Review Planner: Lindsey Sigmund, PP, AICP

Attorney: Stephen Joseph, Esq.

Block: 14101 Lot: 12

Zone: Historic (H)

Description: Proposed interior and exterior renovation of an existing three (3)-story building containing two (2) dwelling units with a three (3)-story rear addition. The proposal includes converting the building from a two (2)-family into a three (3)-family dwelling.

Variances: Building coverage, Projection of stairs into rear yard

18. Case: P21-112

<https://data.jerseycitynj.gov/explore/dataset/p21-112-833-835-pavonia-ave-2022/information/>

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

Applicant: 835 Pavonia Ave, LLC

Address: 833-835 Pavonia Avenue

Review Planner: Timothy Krehel, PP AICP

Attorney: Thomas Leane, Esq.

Block: 10601 Lot: 27, 28

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

Description: Proposed five (5)-story residential building containing twenty-six (26) dwelling units.

Variance(s): Building depth

19. Case: P22-065

<https://data.jerseycitynj.gov/explore/dataset/p22-065-61-liberty-avenue-2022/information/>

For: Minor Site Plan with "c" Variances

Applicant: Zubin Mogul

Address: 61 Liberty Avenue

Review Planner: Timothy Krehel, PP AICP

Attorney: Benjamin T.F. Wine, Esq.

Block: 6303 Lot: 2

Zone: R-3

Description: The Applicant proposes to raze the property and construct a new four (4) story, four (4) family detached dwelling.

Variance(s): Minimum Rear Yard Setback, Maximum Building Coverage, Maximum Lot Coverage

20. [Case: P20-085](#)

For: Preliminary + Final Major Site Plan with C Variances

Applicant: 303 First Street LLC + Village Townhouse Estates, Inc.

Address: 303-311 First Street

Review Planner: Lindsey-Sigmund, PP, AICP / Mallory Clark-Sokolov, PP, AICP

Attorney: James C McCann, Esq

Block: 12701 Lot: 8,9,10,12

Zone: Village Redevelopment Plan

Description: Proposed five (5)-story building containing forty-three (43) residential units and eleven (11) below-grade parking spaces.

Variances: rear-yard setback

21. Memorialization of Resolutions
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD