

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 August 9th, 2022 at 5:30 pm.

ADVISORIES

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/83496011603>
- 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: **834 9601 1603**

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: P22-105

<https://data.jerseycitynj.gov/explore/dataset/p22-105-14-18-van-reipen-avenue-2022/information/>

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

Address: 14-18 Van Reipen Avenue

Applicant: Deep Patel

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7903 Lot: 32, 33, 34

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

Description: Applicant is proposing to construct a seven (7) story residential building with thirty-five (35) residential units, first floor retail space and a parking garage with eleven (11) parking spaces.

Variances: Stories, Height, Rear Yard Setback above ground floor, Floor to ceiling height for ground floor

CARRIED TO AUGUST 23, 2022 MEETING WITH PRESERVATION OF NOTICE

7. NEW BUSINESS

8. Case: P21-161

<https://data.jerseycitynj.gov/explore/dataset/p21-161-401-and-425-washington-blvd/information/>

For: Site Plan Amendment

Address: 401 and 425 Washington Boulevard

Applicant: Hudson City Kids LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Liz Oppen, AICP

Block: 11603 Lot: 45.01 and 45.02

Zone: Harsimus Cove Station Redevelopment Plan – East Waterfront District

Description: Vacant commercial space to modified and expanded for use as a 12,330sf day care facility. New third floor extension proposed. Reconfiguration of existing dog run and construction of new playground.

Variances: Pre-existing non-conformities side (sideyard setbacks and improved open space), number and size of proposed signage

CARRIED FROM JULY 12 and 26, 2022 MEETING WITH PRESERVATION OF NOTICE

9. Case: P21-134

<https://data.jerseycitynj.gov/explore/dataset/p21-134-120-storms-avenue/information/>

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

Address: 120 Storms Avenue

Applicant: Cobalt Homes LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Liz Oppen, AICP

Block: 15004 Lot: 32.02

Zone: McGinley Square East Redevelopment Plan – Zone 1

Description: New construction of an 8-story multifamily building with 101 total residential units, ground floor retail and 30 parking spaces. 20 inclusionary units (4 affordable, 16 workforce).

Variances: Front yard setback, side yard setback, building height, parking spaces, floor to floor height

CARRIED FROM JULY 12 and 26, 2022 MEETING WITH PRESERVATION OF NOTICE

10. Case: P20-085

<https://data.jerseycitynj.gov/explore/dataset/p20-085-303-311-first-street-2022/information/>

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

CARRIED FROM JUNE 28, JULY 12 and 26, 2022 MEETING WITH PRESERVATION OF NOTICE

11. Case: P21-046

<https://data.jerseycitynj.gov/explore/dataset/p21-046-326-330-mlk-drive-2022/information/>

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

Address: 326-330 MLK Drive

Applicant: 330 MLK LLC

Attorney: Charles Harrington II

Review Planner: Mallory Clark-Sokolov, PP AICP

Block: 22605 Lot: 32

Zone: Jackson Hill Redevelopment Plan - South Area, Zone 1

Description: New 6-story mixed-use building with ground floor commercial and twenty-eight (28) dwelling units, three (3) of which are moderate affordable units.

12. Case P22-026

<https://data.jerseycitynj.gov/explore/dataset/p22-026-90-bergen-avenue-2022/information/>

For: Minor Subdivision

Address: 90 Bergen Avenue

Applicant: 90 Bergen, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 24905 Lot: 2

Zone: R-3

Description: The applicant proposes to subdivide the existing 40 feet x 100 feet (4,165 SF) irregular lot. The proposed subdivision will result in two new conforming lots, lot 2.01 will be 20 feet x 100 feet (2,054SF) and 2.02 will be 20 feet x 100 feet (2,111SF).

CARRIED FROM JULY 12 and 26, 2022 MEETING WITH PRESERVATION OF NOTICE

13. Case: P22-080

<https://data.jerseycitynj.gov/explore/dataset/p22-080-136-summit-av/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 136 Summit Ave

Applicant: Park Halb LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 15305 Lot: 6.01 and 6.02

Zone: Summit and Fairmount Redevelopment Plan

Description: Amendment to site plan (filed under cases P16-056 and P16-056.1) to account for unapproved work that is completed or currently in progress. Changes to elevator bulkhead, façade materials, façade design, window arrangement and sizes, balcony arrangement, façade colors, mechanical room layouts, added refuge areas, interior floor plans, alterations to entries and exits.

CARRIED FROM JULY 26, 2022 MEETING WITH PRESERVATION OF NOTICE

14. Case: P21-165

<https://data.jerseycitynj.gov/explore/dataset/p21-165-292-grand-street-planning-board-2022/information/>

For: Minor Site Plan

Address: 292 Grand Street

Applicant: Nainil N Bhadiyadara

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 14105 Lot: 3

Zone: Bright Street Redevelopment

Description: New four (4) story, four (4) unit residential building (6,980 square feet) on vacant land

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15. Case: P19-195

<https://data.jerseycitynj.gov/explore/dataset/p19-195-50-dey-street-2022/information/>

For: Preliminary + Final Major SP

Address: 50 Dey Street

Applicant: Mana Contemporary Tribeca West Urban Renewal LLC

Attorney: James McCann, Esq.

Review Planner: Mallory Clark-Sokolov, PP AICP

Block: 7701 Lot: 5

Zone: Industrial, Marion Works Office Residential-Subdistrict B Overlay

Description: Interior Fit-out of Tower 1 of Canco Lofts including fifty-six (56) units and a permitted penthouse story.

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16. Case: P22-007

<https://data.jerseycitynj.gov/explore/dataset/p22-007-200-204-monticello-ave-2022/information/>

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

Address: 200-204 Monticello Ave

Applicant: Monticello 200 LLC

Attorney: Thomas Leane, Esq.

Review Planner: Mallory Clark-Sokolov, PP AICP

Block: 16801 Lot: 45,46,47

Zone: Jackson Hill Redevelopment Plan - Neighborhood Mixed Use

Description: New 5-story mixed use building with ground floor commercial and thirty-eight (38) dwelling units

Variances: Rear yard setback

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17. Case: P21-108

<https://data.jerseycitynj.gov/explore/dataset/p21-108-32-oakland-avenue/information/>

For: Site Plan Amendment

Address: 32 Oakland Avenue

Applicant: Overlook, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Liz Opper, AICP

Block: 8203 Lot: 1.01

Zone: Journal Square 2060 Redevelopment Plan Area | Zone 4: Neighborhood Mixed Use

Description: Previously approved 15 story mixed use building with 297 units and 191 parking spaces. Proposed interior and exterior amendments

Variances: minimum retail depth (previous approval), minimum Rooftop Appurtenance Setback

18. Case: P22-050

<https://data.jerseycitynj.gov/explore/dataset/789-westside-avenue-p22-050-panning-board-2022/information/>

For: Minor Site Plan

Address: 789 Westside Avenue

Applicant: Patel, Vimal & Kantaben

Attorney: Robert P. Weinberg, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 14705 Lot: 11

Zone: Neighborhood Commercial

Description: Construction of a new three story 5-unit mixed use building with ground floor commercial (744.25 square feet) in the NC Zone.

19. Case: P22-113

<https://data.jerseycitynj.gov/explore/dataset/p22-113-2935-2955-john-f-kennedy-boulevard-2022/information/>

For: Minor Site Plan with "c" Variances

Address: 2935-2955 John F. Kennedy Boulevard

Applicant: Englewood Health

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9403 Lot: 15, C0001

Zone: Journal Square 2060 (Zone 3 Commercial Center)

Description: Applicant is proposing three (3) exterior signs.

Variance(s): Sign Height, Sign Size, Number of Signs

20. Memorialization of Resolutions

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

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD