

## 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 March 8, 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/86460167567>

- 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: 864 6016 7567

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](#).

## AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff Case:

5. Correspondence

### 6. OLD BUSINESS

7. Case: P22-011

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-011-122-124-new-york-ave-2022/information/>

For: Administrative Amendment

Address: 122-124 New York Ave

Applicant: Hudson Street Investment Realty, LLC

Attorney: James Burke, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 4501      Lot: 1

Zone: 325 Palisade RDP

Description: Changes in window fenestration necessitated by structural engineering changes made in the field during construction

**CARRIED FROM THE FEBRUARY 15<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**

### 8. NEW BUSINESS

9. Review and discussion of Ju-Ying Song as a Certified Artist. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-ju-ying-song-as-a-certified-artist/information/>

10. Case: P21-147

<https://data.jerseycitynj.gov/explore/dataset/p21-147-96-110-tonnele-avenue-2022>

For: One (1) Year Extension & Preliminary and Final Major Site Plan Amendment w/ "c" Variances

Address: 96-110 Tonnele Avenue

Applicant: RKS Group, LLC

Attorney: Stephen Joseph

Review Planner: Timothy Krehel, AICP PP

Block: 9405      Lot: 11, 12

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

Description: One year extension with an Amendment to previously approved major site plan approval with variances. the height of the building will increase by 1 story and the total unit count will be reduced 5 units resulting in a 13-story building with 197 dwelling units and a reconfigured floor plan.

Variances: Minimum rear yard setback, Floor to ceiling height

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11. Case: P22-001

<https://data.jerseycitynj.gov/explore/dataset/p22-001-165-newark-ave/information/>

For: 2-Year Extension Request

Address: 165 Newark Ave

Applicant: 165 Newark Ave Fee LLC

Attorney: James C. McCann, Esq.

Review Planner: Matthew Ward, PP, AICP

Block: 12704

Lot: 15

Zone: Newark Avenue Downtown

Description: Applicant seeking 2-year extension of approved preliminary and final major site plan seeking approved under case number P19-050 for a multi-phase, 51 dwelling unit building with 11,967 square feet of retail.

12. Case: P21-131

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-131-355-grand-street-2022/information/>

For: Minor Site Plan

Address: 355 Grand Street

Applicant: Jersey City Medical Center

Attorney: Robert Verdibello, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 14001 Lot: 1 and 2

Zone: Grand Jersey RDP

Description: Addition of serenity garden adjacent to Jersey Ave ROW

Variances: N/A

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13. Case: P21-154

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-154-428-432-central-ave-2022/information/>

For: Extension

Address: 428-434 Central Ave

Applicant: NNJ Properties, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 2202 Lot: 1 and 2

Zone: NC

Description: Extension of preliminary and final major site plan with variances

Variances: N/A

14. Case: P21-084

<https://data.jerseycitynj.gov/explore/dataset/planning-board-p21-084-575-washington-boulevard-preliminary-and-final-major-site/information/>

For: Preliminary and Final Major Site Plan

Address: 575 Washington Boulevard  
Applicant: JP Morgan Chase Bank, N.A. c/o Tyler A. Deaton  
Attorney: Jennifer Porter, Esq.  
Review Planner: Cameron Chester Black, PP, AICP  
Block: 7303      Lot: 5  
Zone: Newport Redevelopment Plan  
Description: Proposed fuel cell at rear of property to power building independently.  
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15. Case: P21-152

<https://data.jerseycitynj.gov/explore/dataset/p21-152-615-pavonia-avenue-2022/>  
For: Preliminary and Final Major Site Plan Amendment w/ "c" Variances  
Address: 615 Pavonia Ave & 595-605 Pavonia Ave; fka 595 & 621 Pavonia Avenue & 535-539 Summit Avenue & 136 Magnolia Avenue  
Applicant: Journal Square III Urban Renewal, LLC  
Attorney: James C. McCann, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 9501      Lot: 4.01 Qual. C001, C002, C003, fka Block 9501 Lots 4-8 and 10-16  
Zone: Journal Square 2060 (Zone 1: Core)  
Description: Amended preliminary/final major site plan approval with deviation for phase 3. Proposed amendments for phase 3 are detailed in the principal points.  
Variances: Main entrance requirement, Parking dimensions, Glass percentage ground floor storefront, Residential floor to ceiling height, Rooftop Mechanical, Sign requirements, Sign Design, Landscaping standards.  
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16. Case: P21-132

<https://data.jerseycitynj.gov/explore/dataset/p21-132-824-826-pavonia-avenue-2022/>  
For: Preliminary and Final Major Site Plan w/ "c" Variances  
Address: 824-826 Pavonia Avenue  
Applicant: 824 Pavonia, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 9404      Lot: 25, 26  
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)  
Description: Partial demolition of an existing building and proposed construction of a five (5) story multi-family structure with twenty (20) residential dwelling units.  
Variances: Minimum Lot Area, Minimum Rear Yard Setback Above Ground Floor  
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17. Case: P20-102

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-102-804-810-west-side-avenue/information/>  
For: Preliminary and Final Major Site Plan with "c" variances  
Address: 804-810 West Side Avenue  
Applicant: 804 West Side Ave., LLC  
Attorney: Thomas Leane, Esq.  
Review Planner: Cameron Black, AICP, PP

Block: 14803 Lot: 1, 74, 75, 76  
Zone: Neighborhood Commercial  
Description: Five story mixed use building with 32 units, ground floor commercial, and 16 parking spaces  
Variances: Curb Cut and Rear yard setback

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18. Case: P19-194

<https://data.jerseycitynj.gov/explore/dataset/p19-194-632-652-grand-st/information/>

For: Preliminary and Final Major Site Plan with variances

Address: 632-652 Grand Street

Applicant: B.J. Pwer, LLC

Attorney: Eugene P. O'Connell

Review Planner: Matt Ward, PP, AICP

Block: 15403

Lot: 12, 31 and 14

Zone: Morris Canal Redevelopment Plan

Description: Proposed 4-story mixed-use building with 48 dwelling units, 2604 sf of ground floor retail, and 22 parking spaces.

Variances: Maximum number of signs, Minimum side yard

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19. Review and discussion of Amendments to the Harsimus Cove Station Redevelopment Plan to alter the regulation plan maps and street sections as well as the intensity summary tables of the West-Neighborhood District. Petitioned by G&S Investors. Referred to Planning Board by City Council under ordinance 22-024. Formal Action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/harsimus-cove-station-amendment-2022/information/>

20. Case: P21-151

<https://data.jerseycitynj.gov/explore/p21-151-2958-john-f-kennedy-blvd-and-67-73-cottage/>

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

Address: 2958 Kennedy Boulevard, 67-73 Cottage Street

Applicant: Journal Square Tower, LLC

Attorney: Charles Harrington, III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7903 Lot: 1, 2, 3, 4

Zone: Journal Square 2060 Redevelopment Plan – Zone 3: Commercial Center

Description: Applicant proposes a new thirty-one (31) story (including one permitted mezzanine level) mixed-use building, with two hundred fifty-two (252) residential units, one hundred eight (108) hotel rooms, two (2) ground floor retail spaces, office use (pursuant to office use bonus), banquet hall, restaurant use, and two hundred two (202) vehicle parking spaces.

Variances: Height, minimum rear yard setback/stepbacks, all floor levels above the ground floor no extend greater than 85' from any right-of-way, head-in/head-out loading and parking facilities design, minimum floor to ceiling height, valet parking drop off lane, permitted residential floor area, tower setback, minimum require front lot line and side lot line tower setbacks, tower on a base setback, max parking requirement.

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21. Case: P21-098

<https://data.jerseycitynj.gov/explore/dataset/p21-098-85-amity-street-2022/>

For: Preliminary and Final Major Site Plan

Address: 85 Amity Street

Applicant: BSREP III 85 Amity LLC – c/o Keith Edwards

Attorney: Lauren Tardanico, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 13605 Lot: 6

Zone: Montgomery Street Redevelopment Plan

Description: The Applicant intends to rehabilitate the existing industrial development. The 5.85-acre parcel is zoned Industrial or Commercial within the Montgomery Street Redevelopment Plan. The site consists of an existing +/-56,569 square foot warehouse and is paved with truck circulation drives and employee parking.

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22. Case: P21-121

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-121-219-221-columbia-ave-2022/information/>

For: Final Major Subdivision

Address: 219-221 Columbia Ave

Applicant: Silvina Indri

Attorney: N/A

Review Planner: Francisco Espinoza

Block: 603 Lot: 61

Zone: R-1

Description: Owner wants to subdivide existing lot into two separate lots.

Variances: N/A

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23. P21-128

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-128-573-palisade-ave-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 573 Palisade Ave

Applicant: Palisade Development, LLC

Attorney: Benjamin Wine, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 2304 Lot: 24

Zone: R2-D

Description: Construction of a new four (4) story mixed-use building consisting of seven (7) residential units and ground floor commercial

Variances: N/A

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24. P21-107

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-107-10-14-south-street-2022/information/>

For: Final Major Site Plan

Address: 10-14 South Street  
Applicant: 243 Bushwick LLC  
Attorney: Charles Harrington, Esq.  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 2402      Lot: 61  
Zone: R-1  
Description: Construction of a new five (5) story mixed-use building with ten (10) units nine (9) parking spaces and ground floor commercial. Project includes preservation of an existing façade on South Street  
Variances: Rear yard setback, building coverage, drive aisle width  
**CARRIED FROM THE FEBRUARY 15<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

25. Case: P21-134

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

For: Preliminary & 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: 8-story, 101 residential units, 34 parking spaces

Variances: Front yard setback, side yard setback, building height, off street parking, max. floor to floor height

26. P21-150

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-150-433-central-avenue-2022/information/>

For: Minor Site Plan with 'c' Variance

Address: 433 Central Avenue

Applicant: 433 Central Avenue LLC

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Francisco Espinoza

Block: 1508      Lot: 20

Zone: NC

Description: Applicant proposes a mixed use 5-story with one commercial unit and 6 residential units.

Variances: Minimum rear yard setback

27. Case: P21-159

<https://data.jerseycitynj.gov/explore/dataset/p21-159-746-748-tonnelle-ave-2022/information/>

For: Preliminary and Final Major Site Plan and Conditional Use with Variances

Address: 746-748 Tonnelle Avenue

Applicant: Blossom Dispensary LLC

Attorney: Stephen Joseph, esq.

Review Planner: Matthew Ward, PP, AICP

Block: 1201

Lot: 9

Zone: HC – Highway Commercial

Description: Renovation of an existing building and parking area to accommodate a Class 5 Cannabis Retail license which is permitted as a conditional use. Improvements to include interior, signage, new sidewalks, landscaping, and parking lot adjustments.

Variances: Side yard setback, rear yard setback

28. Memorialization of Resolutions

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

30. Adjournment

31. CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD