

## 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 December 8, 2020 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](mailto: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/82149828522>
- 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: **821 4982 8522**.

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](http://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. Case: P20-025  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-025-20-carbon-place-2020/information/>  
For: Preliminary and Final Major: Subdivision + Site Plan w/ "c" Variances  
Address: 20 Carbon Place  
Applicant: Twenty Carbon Place Corp.  
Review Planner: Erica Baptiste  
Attorney: Eugene Paolino, Esq.  
Block: 22103            Lot: 12 & 17  
Zone: Route 440 Culver Redevelopment Plan, Mid-Rise B Zone  
Description: Proposal to subdivide site into three lots and construct two (2) 12-story structures (East Tower and a West Tower) containing a total of 450 residential units, 6,170 square feet of commercial space, parking garages with a combined capacity of 252 spaces, 377 bicycle parking spaces and 8,000 square feet of a public park.  
Variances: number of street trees and maximum distance between street trees.  
**CARRIED FROM 11/24 MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.**
  
8. New Business
  
9. Review and discussion of the 2021 Planning Board Meeting calendar.  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-draft-2021-planning-board-meeting-dates-2020/information/>
  
10. Case: P20-070  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-070-626-newark-avenue-2020/information/>  
For: Site Plan Amendment  
Address: 626 Newark Avenue  
Applicant: 626 Newark, LLC  
Review Planner: Erica Baptiste  
Attorney: Charles Harrington, III.  
Block: 8101            Lot: 28 & 29  
Zone: Journal Square Redevelopment Plan – Zone 4/5, Central Avenue Extension  
Description: Amend approved preliminary and final major site plan with "c" variances (Case No. P18-191) of a 27-story building by reduce size of cellar, remove 5' setback at second and third floors, increase unit count by 38 units, remove electric vault from cellar, redesign building façade with EIFS, and remove plants from roof.  
Variances: EIFS and maximum required retail frontage  
**CARRIED FROM THE 11/24 MEETING WITH PRESERVATION OF NOTICE.**  
*Also carried from the 10/13, 10/27, and 11/10 meetings.*
  
11. Case: P20-039  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-039-28-pearsall-avenue/information/>  
For: Minor Subdivision  
Address: 28 Pearsall Avenue  
Applicant: 28 Pearsall Equities, LLC  
Review Planner: Timothy Krehel, AICP, PP  
Attorney: Thomas Leane, Esq.  
Block: 29503            Lot: 26  
Zone: R-1A One and Two Family District  
Description: Proposed Minor Subdivision of the property located at 28 Pearsall Avenue. The Minor Subdivision will divide the existing oversized lot into two conforming lots. The existing structure is to remain on the northern proposed lot.  
Variances/Deviations: Lot Size, Lot Width, and Side Yard Setbacks for the proposed lot with the existing structure.  
**CARRIED FROM THE 11/10 MEETING WITH PRESERVATION OF NOTICE.**  
*Also carried from the 10/27 meeting.*

12. Case: P20-096  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-096-17-23-perrine-avenue-2020/information/>  
For: Administrative Amendment  
Address: 17-23 Perrine Avenue  
Applicant: 17-23 Perrine Avenue Development LLC  
Review Planner: Timothy Krehel, AICP PP  
Attorney: Gerard D. Pizzillo  
Block: 10803            Lot: 2, 3, 4  
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)  
Description: Administrative Amendment of P19-192 to reduce the visual impact of the proposed structure by increasing building setbacks and reducing the building footprint. The applicant is also seeking to reconfigure the floor plans and units, and to construct a transformer room to meet PSE&G requirements.  
**CARRIED FROM THE 11/24 MEETING WITH PRESERVATION OF NOTICE.**  
*Also carried from the 11/10 meeting.*
13. Case: P20-086  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-086-30-32-jones-street-2020/information/>  
For: Preliminary & Final Major Site Plan with "c" Variances  
Address: 30-32 Jones Street  
Applicant: MVP One LLC  
Review Planner: Timothy Krehel, AICP PP  
Attorney: Stephen Joseph, Esq.  
Block: 10704            Lot: 34, 35  
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)  
Description: Applicant is proposing a new five (5) story residential building with nineteen (19) dwelling units with zero (0) parking spaces.  
Variance(s): Min Rear Yard Setback above ground floor, Max Building Height  
**CARRIED FROM THE 11/24 MEETING WITH PRESERVATION OF NOTICE.**  
*Also carried from the 11/10 meeting.*
14. Case: P20-081  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-081-407-413-summit-avenue-2020/information/>  
For: Site Plan Amendment w/ "c" Variance  
Address: 407-413 Summit Avenue  
Applicant: 413 Summit Holding, LLC  
Review Planner: Erica Baptiste  
Attorney: Thomas P. Leane, Esq.  
Block: 10704            Lot: 7, 8  
Zone: Journal Square 2060 - Zone 3: Commercial Center  
Description: Amendment to add a mezzanine to the ground floor making the building 19 stories. The building will not exceed the maximum permitted feet in height. Other changes include relocation of interior spaces, decrease in parking from 16 to 10, changes in unit types and façade changes.  
Deviation: Maximum number of stories  
**CARRIED FROM THE 11/17 MEETING.**
15. Case: P20-094  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-094-650-grove-street-2020/>  
For: Preliminary and Final Major Site Plan  
Address: 650 Grove Street  
Applicant: Newport Associates Development Company  
Review Planner: Erica Baptiste  
Attorney: James McCann, Esq.  
Block: 6101            Lot: 2  
Zone: Jersey Ave Light Rail Redevelopment Plan  
Description: Construction of a 10-story mixed use building with 108 residential units, 35,187 square feet of office space and a parking garage for 80 vehicles.  
**CARRIED FROM THE 11/24 MEETING WITH PRESERVATION OF NOTICE.**

16. Case: P20-098

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-098-415-435-summit-avenue-2020/information/>

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

Address: 415-435 Summit Avenue

Applicant: TRG Summit, Summit & Sip LLC

Review Planner: Erica Baptiste

Attorney: Eugene Paolino, Esq.

Block: 100704 Lot: 2 & 6

Zone: Journal Square 2060 Redevelopment Plan -

Description: Proposal to construct a 26 story mixed-use tower on a base structure containing 4, 434 square feet of ground floor commercial/retail use, 386 dwelling units, residential amenity space and a parking garage for 51 parking spaces and 200 bicycle spaces.

Variations: Ground floor non-residential floor height, tower on a base side yard setback, maximum building height.

**CARRIED FROM THE 11/24 MEETING WITH PRESERVATION OF NOTICE.**

17. Case: P19-171

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p19-171-16-18-and-20-nevin-street-2020/information/>

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

Address: 16-20 Nevin Street

Applicant: 12 Nevin, LLC

Review Planner: Cameron Chester Black, PP, AICP

Attorney: Stephen Joseph, Esq.

Block: 15004 Lot: 40, 41, and 42

Zone: McGinley Square East Redevelopment Plan

Description: A 5-story building with 20 units and 11 parking spaces

Variations: minimum side yard step back

**CARRIED FROM THE 11/24 MEETING WITH PRESERVATION OF NOTICE.**

18. Case: P20-136

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-136-14-16-burma-road-2020/>

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

Address: 14-16 Burma Road

Applicant: 14-16 Burma Road Industrial LLC

Review Planner: Erica Baptiste

Attorney: Eugene Paolino, Esq.

Block: 24304 Lot: 8

Zone: Liberty Harbor North Redevelopment Plan

Description: Proposal to construct a two (2) story new film studio with three (3) sound stages, support office space and onsite parking.

Variations: Parking fronting the street, landscaping along access drive, exterior parking, landscaping areas along street line, street trees in interior of parking lot, shielding of light, size of signage, maximum number of signage, setback from adjacent parking lot, and minimum lot size.

19. Case: P20-069

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-069-669-bergen-avenue-2020/information/>

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

Address: 669 Bergen Avenue

Applicant: Bergen Ave 669 LLC

Review Planner: Erica Baptiste

Attorney: Stephen Joseph, Esq.

Block: 16502 Lot: 28

Zone: Scatter Site Redevelopment Plan, Neighborhood Commercial & Historic Overlay District

Description: Proposal to construct a six (6) story forty-six (46) unit residential building on a vacant lot.

Variations: Maximum building height and rooftop appurtenance height

20. Case: P20-143

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-143-10-journal-square-2020/information/>

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

Address: 10 Journal Square

Applicant: One Journal Square Tower North Urban Renewal Company LLC

One Journal Square Tower South Urban Renewal Company LLC

One Journal Square Partners Urban Renewal Company LLC

One Journal Square Condominium Association, Inc.

Review Planner: Timothy Krehel

Attorney: Eugene Paolino, Esq.

Block: 9501 Lot: 23

Zone: Journal Square 2060 – Zone 1: Core District

Description: Proposed mixed-use project to be constructed in two (2) phases. Phase I will involve the reconstruction of a new design for the existing plaza area and the construction of a fifty-two (52) story residential tower over a twelve (12) story base building. The base will have retail, residential lobbies, and parking for approximately 500 cars. The base and “Tower North” will have a total of 966 residential units.

Phase II involves the construction of a second fifty-two (52) story residential tower and will contain 757 residential units. Approximately 380 additional parking spaces will be added to the base as part of Phase II.

Variances: Driveway Width, Maximum diagonal dimension between building corners.

21. Case: P20-079

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-079-30-park-lane-north-2020/information/>

For: Preliminary and Final Major Site Plan

Address: 30 Park Lane North

Applicant: Wave 2, LLC

Review Planner: Cameron Chester Black, AICP, PP

Attorney: Ronald Shaljian, Esq.

Block: 7302 Lot: 3.13

Zone: Newport Redevelopment Plan

Description: 33-story mixed use tower with 391 units with 7,970 square feet of retail

21. Presentation of the Jersey City Parking Management Plan for addition to the Jersey City Master Plan Circulation Element. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/parking-plan-presentation-/information/>

<https://data.jerseycitynj.gov/explore/dataset/jc-parking-plan-final-report/information/>

22. Review and discussion of a Master Plan Reexamination Report regarding amendment to the Jersey City Master Plan Circulation and Land Use Elements. Staff initiated. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-master-plan-reexam-december-2020/information/>

23. Review and discussion of the retiring of the expired Webster Avenue Redevelopment Plan for adoption as regular zoning. Amendments initiated by Staff. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-webster-avenue-redevelopment-plan-retiring-2020/information/>

24. Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan regarding the permitting office and medical office uses on the ground floor and permit office use in excess of 10% of gross floor area. Petitioned by Kay 321 Washington Properties, LLC. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/powerhouse-arts-district-amendments-2020/information/>

25. Case: P20-128

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-128-454-second-street-2020/information/>

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

Address: 454 Second Street

Applicant: 454 2nd JC Group LLC

Review Planner: Timothy Krehel, AICP, PP

Attorney: Jason R. Tuvel, Esq.

Block: 11008 Lot: 1.01

Zone: Merseles Street Redevelopment Plan

Description: Proposed Construction of a four (4) story building with forty eight (48) residential units.

Variance(s): Transformer Location, Lighting

26. Case: P20-083

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-083-308-academy-street-2020/information/>

For: Minor Site Plan

Address: 308 Academy Street

Applicant: Xiu Qin Liu

Review Planner: Timothy Krehel, AICP PP

Attorney: Stephen Joseph, Esq.  
Block: 12106 Lot: 13  
Zone: Journal Square 2060 (Zone 8: Bergen Square)  
Description: Proposed construction of a four (4) story building with nine (9) residential units.  
Variances: Side yard Set Back, Roof Structures and appurtenances.

27. Case: P20-147

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-147-175-185-academy-street-2020/information/>

For: Minor Subdivision with "c" Variance One (1) Year Extension

Address: 175-185 Academy Street

Applicant: 181-189 Academy LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Charles J. Harrington, III

Block: 12308 Lot: 9, 10, 11

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

Description: Request to further extend the land use approvals obtained under case No. P19-189 for a period of one (1) year.

28. Case: P20-151

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p20-151-253-academy-street-2020/information/>

For: Administrative Amendment / One (1) year extension

Address: 253 Academy Street / 101 Tuers Avenue

Applicant: Moxie Holdings, LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Heather Kumer

Block: 13402 Lot: 22, 23

Zone: Journal Square 2060 (Zone 8: Bergen Square)

Description: Request to further extend the land use approvals obtained under case No. P17-056 (Adopted; October 10, 2019) for a period of two (2) years. Administrative amendment for exterior primary façade material changes (existing approved color tone to remain).

29. Memorialization of Resolutions

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

31. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD