

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 July 7, 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.

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.

JOIN VIRTUAL MEETING

click link above at the scheduled date and time of this meeting

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/82000415005>
- 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 +1 929 205 6099 or +1 301 715 8592 and web id: 820 0041 5005.

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. [Review and discussion of changes to Jersey City Land Development Ordinance Chapter 345-68.Signs. for the signage standards in the NC – Neighborhood Commercial Zone. Formal action may be taken.](#)

9. [Review and discussion of proposed redevelopment plan, “Laurel-Saddlewood Redevelopment Plan” . Initiated by Lennar Multifamily Communities LLC. Formal action may be taken.](#)

10. [Case: P19-178](#)

For: Preliminary and Final Major Site Plan with deviations
Address: 144 First Street
Applicant: 144 First Holdings LLC
Review Planner: Mallory Clark, AICP
Attorney: Eugene O’Connell, Esq.
Block: 11502
Lot: 6
Zone: Powerhouse Arts District Redevelopment Plan
Description: 12 story, 84 unit residential structure in the Rehabilitation Zone of the Powerhouse RDA
Deviations: height, number of stories, EIFS coverage limits to bulkhead (exceeds 5% permitted)

CARRIED FROM JUNE 23, 2020 MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

11. [Case: P19-136](#)

For: Minor Subdivision and Site Plan with “c” variances
Address: 15-17 Fulton Avenue
Applicant: 15-17 Fulton Ave., LLC
Review Planner: Cameron Black, AICP, PP
Attorney: Eugene O’Connell, Esq.
Block: 25903
Lot: 28
Zone: R-1
Description: Subdividing a 55.54’ x 95’ lot to create a new two-family home with a two car garage on the adjacent lot to the west and preserving the existing home on the adjacent lot.
Variances: Minimum lot depth of 100’ and minimum floor to ceiling height.

CARRIED FROM JUNE 23, 2020 MEETING WITH PRESERVATION OF NOTICE.

12. [Case: P20-029](#)

For: Minor Subdivision
Address: 1904 John F. Kennedy Blvd.
Applicant: SIMS Development, LLC.
Review Planner: Cameron Black, AICP, PP
Attorney: Stephen Joseph, Esq.
Block: 25503
Lot: 9
Zone: R-3
Description: Subdividing a 5,626 square foot lot into two conforming new lots.

CARRIED FROM JUNE 23, 2020 MEETING WITH PRESERVATION OF NOTICE.

13. Case: [P19-154](#)
 For: Minor Site Plan
 Address: 201 Washington Street
 Applicant: G&S Development LLC
 Review Planner: Matt Ward
 Attorney: Gerard Pizzillo Esq.
 Block: 14401
 Lot: 17
 Zone: H – Historic Zone (Paulus Hook district)
 Description: Proposed storefront and building alteration and renovation to include façade restoration, window replacement, and canopy installation for restaurant use.
14. Case: [P20-061](#)
 For: Preliminary and Final Major Site Plan with deviations
 Address: 306 Johnston Ave
 Applicant: AM Development, LLC c/o Ahmed Amin
 Review Planner: Matt Ward
 Attorney: Ronald Shaljian
 Block: 17504
 Lot: 16
 Zone: Morris Canal
 Description: Proposed five-story mixed use building with 8 residential units (1 affordable unit plus affordable housing contribution) and 930 square feet of ground floor retail, common rooftop amenity.
 Deviation: exceeds maximum coverage for rooftop appurtenances
15. Case: [P20-032](#)
 For: Site Plan Amendment w/ "c" Variance
 Address: 70 Fisk Street
 Applicant: 70 Fisk LLC
 Review Planner: Erica Baptiste
 Attorney: Charles J. Harrington, III, Esq.
 Block: 22002
 Lot: 27
 Zone: Route 440 - Culver Redevelopment Plan Area - Mid-Rise B
 Description: Proposal to amend approved Case No. P18-063 to construct a multifamily building with forty-four (44) residential units and twenty-two (22) parking spaces.
 Variance: Side yard setback
16. Case: [P19-166](#)
 For: Section 31 Review
 Address: 438 Summit Avenue
 Applicant: The State of New Jersey
 Review Planner: Timothy Krehel, AICP PP
 Attorney: Thomas P. Leane
 Block: 10803
 Lot: 23
 Zone: Journal Square 2060 (Zone 3: Commercial Center)
 Description: Proposed parking deck to accommodate existing building occupied by State Agencies. The proposed Three (3) story (4 floors of parking deck including roof) will accommodate 138 additional on site parking spaces supplementing the existing 154 spaces for a total of 288 spaces.

17. Case: [P20-077](#)
For: Site Plan Amendment w/ "c" Variances
Address: 281 Central Avenue
Applicant: 281 Central Ave JC, LLC
Review Planner: Timothy Krehel, AICP PP
Attorney: Heather Kumer, Esq.
Block: 3702
Lot: 29
Zone: Neighborhood Commercial
Description: Site Plan amendment for a previously approved project (Case No. P19-117) to renovate and develop an existing three (3) story mixed use building with ground floor commercial and two (2) residential units into a four (4) story mixed use building with ground floor commercial and six (6) residential units.
Variances: Rear yard setback and roof appurtenance height

18. Case: [P20-016](#)
For: Minor Site Plan - Signage
Address: 444 Warren St
Applicant: GS FC Jersey City Pep 2 Urban Renewal, LLC
Review Planner: Mallory Clark , AICP
Attorney: Robert Verdibello, esq.
Block: 11803
Lot: 3.01
Zone: Harsimus Cove Station Redevelopment Plan - West Neighborhood District
Description: Building identification and retail signage for Phase IB of the VYV at Hudson Exchange West, consistent with Phase IA signage
Deviations: Signage Lettering Size

19. Case: [P20-078](#)
For: Minor Site Plan with 'c' Variances
Address: 310 Fourth Street
Applicant: Ankit Jain and Angel Jain
Review Planner: Mallory Clark, AICP
Attorney: Eugene O'Connell, Esq.
Block: 11207
Lot: 15
Zone: R5
Description: partial demolition of 3-story, 3-family house and renovation / expansion to a 4 story, 4 family with rear parking off an alley
Deviations: Rear-yard setback

20. Case: [P20-052](#)
For: Preliminary and Final Major Site Plan Amendment
Address: 100 Water Street
Applicant: 100 Water Street, LLC
Review Planner: Cameron Black, PP, AICP
Attorney: James McCann, Esq.
Block: 20703 - 20704
Lot: 2.01 & 3.01 - 1 & 2
Zone: Water Street Redevelopment Plan
Description: facade material changes, increase in glazing, landscaping changes, roadway changes, the elimination of stoops, and a change in the breakdown of units by type.

21. Memorialization of Resolutions

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD