

**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 July 12<sup>th</sup>, 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/82963858024>
- 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: **829 6385 8024**

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. **ADJOURNMENTS**
7. **OLD BUSINESS**
  
8. 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 28, 2022 MEETING WITH PRESERVATION OF NOTICE – testimony taken.**
  
9. **NEW BUSINESS**
  
10. 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, Esq.  
Review Planner: Liz Opper, 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 and JUNE 28, 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

**CARRIED FROM JUNE 14, 2022 MEETING WITH PRESERVATION OF NOTICE**

12. 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**

13. 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

14. Case: P22-103

<https://data.jerseycitynj.gov/explore/dataset/p22-103-ldo-amendments-i-2022/information/>

For: Review and discussion of proposed amendments to the Zoning Map and Land Development Ordinance regarding district boundaries, zoning and design standards (Article V), definitions (345-6), site plan thresholds (345-16), and creation of the Affordable Housing Overlay. Amendments include fully restating Article V but are not limited to the creation of RC-1 District, RC-2 District (formerly R-2D), RC-3 District (formerly R-5), and the expansion of P/O district and R-3 district. Sponsored by City Planning Staff. Formal action may be taken.

15. 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

16. 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

17. [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

18. 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.

**Carried from June 28th, 2022 MEETING WITH PRESERVATION OF NOTICE**

19. 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 Opper, 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)

**CARRIED FROM JUNE 28, 2023 MEETING WITH PRESERVATION OF NOTICE. CARRIED FROM MAY 24, 2022 MEETING WITH PRESERVATION OF NOTICE. FIRST NOTICED FOR APRIL 26, 2022 MEETING.**

20. Case: P21-134

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

21. Case: P21-161

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-or-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 Opper, 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

22. Case P22-026

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-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).

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

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD