

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, July 23, 2019 at 5:30pm in the Council Chambers, City Hall at 280 Grove St., 2nd Floor, Jersey City, NJ.

PLEASE NOTE: *No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will make a determination 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.*

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence

THE ORDER OF ITEMS ON THE AGENDA ARE SUBJECT TO CHANGE

6. Old Business:
7. New Business:
8. Review and discussion of amendments to the Neighborhood District of the Jersey Avenue Light Rail Redevelopment Plan that includes an Affordable Housing Provision. Ordinance referred to the planning board by the governing body in accordance with § 40A:12A-7.(7)e. Within 45 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. Formal Action may be taken.

9. Case: P18-191 Preliminary and Final Major Site Plan
Applicant: 626 Newark, LLC
Review Planner: Erica Baptiste
Attorney: Charles Harrington
Address: 626-632 Newark Avenue
Block: 8101 Lots: 28 & 29
Zone: Journal Square 2060 Redevelopment Plan – Central Avenue Extension Bonus
Description: Proposal to construct a 27-story mixed-use tower with 538 residential units, roughly 30,000 square feet of office space, nearly 8,000 square feet of retail space, and to meet the goals and objectives of the Central Avenue Extension Bonus.

CARRIED FROM MAY 21, 2019 MEETING WITH PRESERVATION OF NOTICE.

10. Case: P18-136 Signage with deviations
Applicant: Cool Vines LLC
Review Planner: Mallory Clark
Attorney: Stephen Joseph, Esq.
Address: 110 Morgan Street
Block: 11611 Lot: 1.01
Zone: Powerhouse Arts District Redevelopment Area
Description: Signage application for new location of Cool Vines wine shop. The proposal received an approval from the Historic Preservation Commission on 05/20/2019
Deviations: Number of Signs permitted, Interior Illumination, Vertical Maximum of Band Sign

CARRIED FROM JULY 9, 2019 MEETING WITH PRESERVATION OF NOTICE. TESTIMONY TAKEN.

11. Case: P19-032 Preliminary and Final Major Site Plan with “c” Variances
Applicant: 16 Front Street Properties LLC
Review Planner: Cameron Black, AICP
Attorney: Charles J. Harrington, III, Esq.
Address: 16 Front Street
Block: 12303 Lot: 2
Zone: Journal Square 2060 – Zone 4 Neighborhood Mixed Use
Description: A 5-story building with 20 units
Deviations: Front yard setback

CARRIED FROM JULY 9, 2019 MEETING WITH PRESERVATION OF NOTICE.

12. Case: P19-105 Minor Subdivision, Preliminary and Final Major Site Plan w/ Variances
 Applicant: JSF Management, LLC
 Review Planner: Matt Ward
 Attorney: John Wyciskala
 Address: 985 Communipaw Ave, 25 & 29 Marcy Ave
 Block: 18101 Lots: 1, 2, 3
 Zone: HC – Highway Commercial and C/A – Commercial/Automotive
 Description: Proposed subdivision of from 3 to 2 lots including a land swap and split zone correction. Proposed site plan of a 6-story self storage facility with variances in the Highway Commercial Zone and an auto sales use with variances in the Commercial/Automotive Zone. The self storage facility is 122,339 gross square feet with one-way circulation, 5 loading spaces and 7 parking spaces. The auto sales use has a large surface parking area and small principal structure. The Route 440/Route 1&9T and Communipaw Avenue required setbacks apply.

Variations: Minimum perimeter setback, maximum building coverage, minimum off-street parking spaces, minimum off-street loading spaces, loading space size, maximum average footcandles within parking areas, maximum footcandles at property lines, signs prohibited above the second story, freestanding sign prohibited, minimum setback of sign, maximum letter height, minimum required setback (Route 440/Route 1&9T and Communipaw Ave), Minimum tree spacing, maximum front yard setback, maximum side yard setback, broad expanses of paving shall be broken up with landscaping.

CARRIED FROM JULY 9, 2019 MEETING WITH PRESERVATION OF NOTICE.

13. Case: P19-086 Preliminary and Final Major Site Plan
 Applicant: EP Brunswick JC Group, LLC
 Review Planner: Lindsey Sigmund
 Attorney: Jason R. Tuvel, Esq.
 Address: 139-143 Brunswick Street / 370 Third Street
 Block: 11002 Lot(s): 11, 13, 16
 Zone: R-5
 Description: Proposed four (4)-story mixed use building with ground floor commercial and twenty-six (26) residential units.

14. Case: P19-062 Minor Subdivision with “c” variances
 Applicant: Sky Developers NJ, LLC
 Review Planner: Cameron Black, AICP
 Attorney: Thomas Leane, Esq.
 Address: 79 Clerk Street
 Block: 23301 Lot: 10
 Zone: R-1
 Description: Minor Subdivision Proposal to divide a 50’x125’ lot into two 25’x125’ lots
 Deviations: Existing home’s side yard and lot coverage

15. Case: P19-103 Site Plan Amendment
 Applicant: 26-28 Cottage, LLC
 Review Planner: Erica Baptiste
 Attorney: Charles Harrington, III., Esq.
 Address: 26-28 Cottage Street
 Block: 7902 Lot: 43 & 44
 Zone: Journal Square 2060 Redevelopment Plan – Zone 4, Homestead Place Extension
 Description: Amendment to approved Preliminary and Final Major Site Plan (P18-143) to remove cellar level, relocate building utilities to the first and second floor, reduce office space square footage, relocate portion of retail space to the second floor, remove windows on north façade, and reconfigure rooftop amenity space.

16. Case: P19-080 Preliminary and Final Major Site Plan with “c” variances
 Applicant: PSE&G
 Review Planner: Cameron Black, AICP
 Attorney: Robert Verdibello, Esq.
 Address: 114 Amity Street
 Block: 13060 Lot: 3
 Zone: Montgomery Street Redevelopment Plan
 Description: New 1-story substation (8,630 sq. ft.), fencing, access driveway, and landscaping
 Deviations: Jersey City’s Design Standards for Fencing

17. Case: P19-026 Preliminary and Final Major Site Plan
 Applicant: Storms, LLC
 Review Planner: Erica Baptiste
 Attorney: Michael Oliveira, Esq.
 Address: 116 Storms Avenue
 Block: 15004 Lot: 32.01
 Zone: McGinley Square East Redevelopment Plan – Zone 1
 Description: Proposal to construct a 5-story, 20-unit residential building with ground floor parking garage for 14 parking spaces and 12 bicycle parking spaces.

CARRIED TO THE AUGUST 13, 2019 MEETING WITH PRESERVATION OF NOTICE.

18. Case: P19-057 Preliminary and Final Major Site Plan with “c” Variances
 Applicant: Storms 99, LLC
 Review Planner: Erica Baptiste
 Attorney: Heather Kumer, Esq.
 Address: 99 Storms Avenue
 Block: 15003 Lot: 18 & 19
 Zone: Neighborhood Commercial
 Description: Proposal for a 6-story mixed use building with 2,892 square feet of retail, 50 residential units and 5 on-site car-sharing vehicle/parking spaces.
 Deviations: Maximum number of stories, minimum on-site parking spaces for residential, setback for rooftop appurtenance, minimum rear yard setback, maximum area for primary façade sign, maximum number of signs, maximum area for secondary façade sign, number of street trees.
19. Case: P19-076 Preliminary and Final Major Site Plan with “c” Variances
 Applicant: 36 Vroom Street LLC
 Review Planner: Timothy Krehel
 Attorney: Donald M. Pepe, Esq.
 Address: 36 Vroom Street
 Block: 12308 Lot: 24
 Zone: Journal Square 2060 Redevelopment Plan – 4a
 Description: Proposal for a 4-story 8-unit residential building.
 Deviations: A side yard variance along the Western side where a 3ft setback is required to match the neighbor’s 2ft yard, with no windows.
20. Case: P19-031 Preliminary and Final Major Site Plan
 Applicant: 26 Van Reipen, LLC
 Review Planner: Erica Baptiste
 Address: 28-32 Van Reipen Avenue
 Attorney: Charles Harrington III., Esq.
 Block: 7903 Lot: 39 and 38
 Zone: Journal Square 2060 Redevelopment Plan – Zone 4
 Description: Proposal to develop a 27-story mixed used building with ground floor retail, two floors of office space, 235 residential units, and restoration of a two-story historic structure.
 Deviations: Two principal structures on a single lot, minimum rear yard setback, minimum floor to ceiling height on the ground floor for non-residential use, maximum floor to ceiling height on the ground floor for non-residential use within 30 feet of the rear lot line, additional building setback of 7 feet at 30 feet of building height.
21. Case: P19-025 Minor Subdivision
 Applicant: Star Home Builders LLC
 Review Planner: Cameron Black, AICP
 Attorney: Stephen Joseph
 Address: 85 Oxford
 Block: 19301 Lot: 28
 Zone: R-1
 Description: Subdivision of an undersized lot (49.98’ x 87.17’) into two 24.99’ x 87.17’ lots with proposed 2-family homes on each
 Deviations: Lot Depth & width, rear yard setback, and lot area
22. Review discussion and public hearing on the “Report Concerning the Determination of the Laurel-Saddlewood Block 11501 Study Area as an Area in Need of Redevelopment with the Power of Condemnation” Formal action may be taken.
23. Memorialization of Resolutions
24. Executive Session, as needed, to discuss litigation, personnel or other matters
25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD