

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

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, August 13, 2019 at 5:30pm in the Council Chambers, City Hall at 280 Grove St., 2<sup>nd</sup> 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
6. Old Business:
  
7. New Business: THE ORDER OF ITEMS ON THE AGENDA ARE SUBJECT TO CHANGE
  
8. Review and Discussion of amendments to the Morris Canal Redevelopment Plan to expand the adaptive reuse district at 260 Pacific Avenue. Formal Action may be taken.
  
9. Review and discussion of amendments to the Block 239, Lot 47 Redevelopment Plan amendments regarding hotel uses. Formal action may be taken.

10. Case: P18-199 Minor Site Plan with deviations  
Applicant: Bank of America  
Review Planner: Matt Ward  
Attorney: Diane Hickey  
Address: 200 Hudson St  
Block: 11603 Lot: 18  
Zone: Harsimus Cove Station  
Description: Proposal to install blade signage in addition to existing flush mounted sign.  
Deviations: Maximum number of exterior signs, maximum sign projection  
**CARRIED FROM JULY 9, 2019 MEETING WITH PRESERVATION OF NOTICE.**

11. Case: P19-089 Preliminary and Final Major Site Plan with deviations  
Applicant: 21 Caven Point Avenue LLC  
Review Planner: Mallory Clark  
Attorney: Eugene Paolino, Esq.  
Address: 21 Caven Point Avenue  
Block: 24301 Lot: 4  
Zone: Canal Crossing  
Description: Proposal to raise roof on existing one story structure to accommodate a film studio  
Deviations: Ground Floor Ceiling Height, Materials: EFIS, Materials: CMU, Signage: Location Signage: Number, Street Network Map and Gross Block Area Map deviations

12. 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.

**CARRIED FROM JULY 23, 2019 MEETING WITH PRESERVATION OF NOTICE.**

13. 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 FROM THE JULY 23, 2019 MEETING WITH PRESERVATION OF NOTICE.**

14. Case: P19-111 Minor Subdivision and Site Plan with “c” variances  
Applicant: Real Estate Mogul Group, LLC  
Review Planner: Erica Baptiste  
Address: 443 & 445 Mercer Street  
Attorney: Juliana E. Blackburn, Esq.  
Block: 12406 Lot: 10 & 11  
Zone: R-1, Scatter Site Redevelopment Plan and Palisades Preservation Overlay District  
Description: Proposal to subdivide a lot to develop two three-story, two-family residential buildings.  
Deviations: Minimum lot size, minimum lot width, minimum front yard setback, minimum rear yard setback.
15. Case: P19-081 Minor Site Plan  
Applicant: T-Mobile Northeast, LLC  
Review Planner: Cameron Black, AICP  
Address: 131 Dudley Street  
Attorney: Frank Ferraro, Esq.  
Block: 15901 Lot: 13  
Zone: Tidewater Redevelopment Plan  
Description: 12 Panel Antennas and Equipment Cabinets
16. Case: P19-025 Minor Subdivision  
Applicant: Star Home Builders LLC  
Review Planner: Cameron Black, AICP  
Attorney: Stephen Joseph  
Address: 85 Oxford Avenue  
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  
**CARRIED FROM JULY 23, 2019 MEETING WITH PRESERVATION OF NOTICE.**
17. Case: P19-108 Final Major Site Plan Amendment  
Applicant: VL North, LLC  
Review Planner: Matt Ward  
Address: 110 Hoboken Ave  
Attorney: Donald M. Pepe  
Block: 6001 Lot: 10 & 11  
Zone: R-3, Medical Zone, Palisade Preservation Overlay District  
Description: Proposed amendment to include a one-story rear addition at grade to expand indoor residential amenities as well as revisions to the landscape architecture. No other changes proposed.
18. Case: P19-077 Preliminary and Final Major Site Plan with Deviations  
Applicant: Ryms Realty, Inc.  
Review Planner: Matt Ward  
Address: 975 Garfield Avenue  
Attorney: Charles Harrington  
Block: 19702 Lot: 14  
Zone: Morris Canal  
Description: Development pursuant to applicable Affordable Housing/Open Space Bonus of a 5-story mixed use building containing 91 residential dwelling units (9 of which are affordable), 50 off-street parking spaces, 4,015 sf of ground floor commercial and an open space contribution to Berry Lane Park.  
Deviations: Minimum front yard landscaping, compact parking space ratio, size of retail sign
19. Case: P19-031 Preliminary and Final Major Site Plan with “c” Variances  
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.  
**CARRIED FROM JULY 23, 2019 MEETING WITH PRESERVATION OF NOTICE.**

20. Case: P19-050 Preliminary and Final Major Site Plan with deviations  
Applicant: 165 Newark Avenue Fee LLC  
Review Planner: Matt Ward  
Address: 163-165 Newark Avenue  
Attorney: James McCann  
Block: 12704 Lot: 15  
Zone: Newark Avenue Downtown Redevelopment Plan  
Description: Multi-phase proposed project retains Newark Avenue and Barrow Street (partial) facades in accordance with bonus provisions of the redevelopment plan to construct a 7-story mixed use building with 51 residential dwelling units and 11,967 sf of retail space.  
Deviations: Minimum Rooftop Amenity Space, Prohibited façade materials, Minimum floor to ceiling heights – upper floors, Minimum floor to ceiling heights – ground floor, Minimum building setbacks, Maximum stories

21. Case: P19-065 Preliminary and Final Major Site Plan  
Applicant: 413 Summit Holding, LLC  
Review Planner: Timothy Krehel, AICP PP  
Address: 407-413 Summit Avenue  
Attorney: Thomas P. Leane, Esq.  
Block: 10704 Lot: 7 & 8  
Zone: Journal Square 2060 (Zone 3-Commercial Center)  
Description: New eighteen (18) story mixed-use building consisting of 148 residential units, 6,917 SF of ground floor retail space, sixteen (16) underground parking stall, bicycle parking and typical site improvements such as landscaping and lighting.

**CARRIED TO THE SEPTEMBER 10, 2019 MEETING WITH PRESERVATION OF NOTICE.**

22. Case: P19-066 Preliminary and Final Major Site Plan with Deviations  
Applicant: Tower Cove Jersey City Urban Renewal, Inc.  
Review Planner: Matt Ward  
Address: 444 Washington Blvd  
Attorney: Francis X. Regan  
Block: 11603 Lot: 6  
Zone: Harsimus Cove Station  
Description: Proposed of a residential 70-story tower with 950 residential dwelling units, a six level parking garage with 17,192 square feet of commercial, along with residential amenities, alterations to site circulation and addition of public open spaces including access points to riverfront walkway, plaza with play area and plaza with water feature. Two existing 5-story residential buildings to remain. Site also known as Avalon Cove.  
Deviations: parking to be wrapped by principal use, number of signs permitted, type of signs permitted, location of signs, minimum yard factor, two principal structures on a lot

23. Case: P18-191 Preliminary and Final Major Site Plan with a “c” Variance  
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.  
Deviations: Loading area

**CARRIED FROM JULY 23, 2019 MEETING.**

24. Memorialization of Resolutions

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

26. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD