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 9, 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. 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.

9. Case: P19-043 Preliminary and Final Major Site Plan with “c” Variance
   Applicant: John and Rose Dao
   Review Planner: Lindsey Sigmund
   Attorney: Thomas Leane, Esq.
   Address: 32 Coles Street
   Block: 11113 Lot: 2
   Zone: NC – Neighborhood Commercial
   Description: Proposed expansion of an existing three (3)-story mixed-use building to a four (4)-story building.
   Deviations: Rear yard
   CARRIED FROM JUNE 18, 2019 MEETING WITH PRESERVATION OF NOTICE.

10. Case: P19-097 Section 31 Review
    Applicant: Exchange Place Alliance District Management Corporation
    Review Planner: Cameron Black, AICP
    Attorney: Donald M. Pepe, Esq.
    Address: 226 Washington Street
    Block: 14303, 14304, 14305, & 14306 Lots: 4, 1, 8, & 12
    Zone: Paulus Hook Historic District
    Description: Renovations to Washington Square Park

11. Case: P19-049 Preliminary and Final Major Site Plan Amendment with deviations
    Applicant: 160 Lafayette Associates, L.P.
    Review Planner: Matt Ward
    Attorney: Eugene P O’Connell
    Address: 160 Lafayette St
    Block: 17301 Lot: 12
    Zone: Morris Canal
    Description: Amendments to landscape architecture and civil engineering as well as update to work required on historic structures in order to construct Whitlock Mills site with 330 residential units (230 are affordable units), 280 parking spaces, and reconstruction to portions of Manning Avenue.
    Deviations: Minimum bike parking
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/Rt 1&9T and Communipaw Avenue required setbacks apply.  
Variances: 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.  

13. Case: P18-199 Minor Site Plan with deviations  
Applicant: Bank of America  
Review Planner: Matt Ward  
Attorney: Diane Hickey  
Address: 200 Hudson St  
Block: 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  

14. Case: P18-202 Preliminary and Final Major Site Plan with “c” Variances  
Applicant: 89 Colgate Associates, LLC  
Review Planner: Lindsey Sigmund  
Attorney: Heather Kumer, Esq.  
Address: 89 Colgate Street  
Block: 11008 Lot: 15  
Zone: R-5  
Description: Renovation and conversion of a three (3)-story mixed-use building into a four (4)-story multi-family building with four (4) units.  
Deviations: Rear yard, Building coverage, Landscaping  

15. 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  

16. Case: P19-074 Site Plan Amendment  
Applicant: 396 Summit Ave. JD, LLC  
Review Planner: Timothy Krehel, AICP, PP  
Attorney: Jason R. Tuvel, Esq.  
Address: 396 Summit Avenue  
Block: 10803 Lot: 13  
Zone: Journal Square 2060 RDP, Zone 4a  
Description: Site Plan Amendment to Preliminary and Final Major Site Plan approval for Case No. P17-015 to address 3’ easement and a change to façade elements.  

17. Case: P19-085 1-year extension of Subdivision and Site Plan Approvals  
Applicant: Coles Jersey Development Co., LLC  
Review Planner: Matt Ward  
Attorney: Don Pepe  
Address: 286-298 Coles Street  
Block: 6003 Lots: 1, 2, 3, 4  
Block: 6004 Lots: 1, 2  
Block: 6005 Lots: 13 and part of 7  
Zone: Jersey Avenue Park  
Description: Second, 1-year extension of approvals related to a subdivision, site plan and site plan amendment with deviations to construct 1,181 residential units, 89,902 square feet of commercial space, along with parking, park and open space improvements and other infrastructure improvements. Last approved with conditions.
18. Case: P18-170  Minor Subdivision with “c” variance
Applicant: 204-206 Freeman, LLC
Review Planner: Cameron Black, AICP
Attorney: Robert Weinberg
Address: 204 Freeman
Block: 14602 Lot: 51
Zone: R-1
Description: Minor Subdivision Proposal to divide a 40’x100’ lot into two 20’x100’ lots and build 2 family homes with parking on-site
Deviations: Lot width and minimum lot area

19. Case: P19-007
Applicant: 578 Palisade LLC
Review Planner: Mallory Clark
Attorney: Charles Harrington, Esq.
Address: 578-582 Palisade Ave
Block: 2402 Lot: 10, 11, 12
Zone: R2-D
Description: As of right proposal in the R2-D zone for a five story, 13 unit structure including 2 duplexes, and 12 parking spaces on the ground floor.

20. Case: P18-136  Signage with deviations
Applicant: Cool Vines LLC
Review Planner: Mallory Clark
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

21. Case: P19-088  Site Plan Amendment
Applicant: Grand LHN III
Review Planner: Mallory Clark
Attorney: Thomas Leane, Esq.
Address: 235 & 249 Grand Street
Block: 15905 Lot: 1,2,3
Zone: Liberty Harbor North RDP
Description: Site Plan amendment to previous approval for 235 Grand Street, currently under construction, for adjustments made to the building entrance at Grand St and Grove St, and for adjustments made to the Grove St extension and Morris Square Park.
Deviations: Number of sign, size of signage

22. Memorialization of Resolutions

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

24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD