

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE VIRTUAL SPECIAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Special Meeting of the Jersey City Planning Board on the date and time of August 25, 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@icnj.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/87326741676>

- 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: 873 2674 1676.

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@icnj.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](http://JerseyCityDataPortal).

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. [Case: P19-120](#)
For: Preliminary and Final Major Site Plan Amendment
Address: 333 Grand Street
Applicant: 333 Grand Street, LLC
Attorney: James McCann, Esq.
Block: 14002
Lot: 1.04
Zone: Liberty Harbor North Redevelopment Plan
Description: Remand from the Superior Court of New Jersey to conduct a *Whispering Woods* hearing to consider approval of the as-built amenities structure as a permissible attic with substantial changes and relief of condition of Approval No. 5, 6 and 7 in resolution P15-015.1.
8. New Business
9. Case: P20-043
For: Preliminary and Final Major Site Plan
Address: 260 Pacific Avenue
Applicant: 260 Pacific LLC
Review Planner: Erica Baptiste
Attorney: Charles J. Harrington, III, Esq.
Block: 2020
Lot: 13
Zone: Morris Canal Redevelopment Plan - Residential Zone / Adaptive Reuse Overlay Zone G
Description: Applicant proposes conversion of a two-story house of worship to a multi-family use with seven (7) residential units and a one (1) story addition.
CARRIED TO 9/8/2020 MEETING WITH PRESERVATION OF NOTICE.
10. [Case: P20-044](#)
For: Preliminary and Final Major Site Plan
Address: 656-658 Grand Street
Applicant: Mecca Realty Properties II, Inc.
Review Planner: Matt Ward, AICP, PP
Attorney: Stephen Joseph
Block: 17205
Lot: 3 and 4
Zone: Morris Canal Redevelopment Plan
Description: Construction of a five-story mixed use building with 1,989 square feet of ground floor commercial, 16 dwelling units (2 income restricted affordable units), and zero automobile parking.
CARRIED FROM 8/11/2020 MEETING WITH PRESERVATION OF NOTICE
11. [Case: P20-076](#)
For: Preliminary and Final Major Site Plan with “c” variances
Address: 306 Bergen Avenue
Applicant: 306 Bergen Avenue, LLC
Review Planner: Cameron Black, AICP, PP
Attorney: Eugene O’Connell, Esq.
Block: 22502
Lot: 1, 2, & 3
Zone: Green Villa Redevelopment Plan Area

Description: A 4-story mixed use and multi-family structure with 18 units (6 of which are affordable for 30 years) and 10 parking spaces.

Variances: height, building coverage, front yard step back, side yard step back, parking, bicycle parking, drive aisle width, and minimum ceiling height.

12. [Case: P19-186](#)

For: Minor Subdivision

Address: 455, 457, 459 Mallory Avenue

Applicant: Ali Farzana

Review Planner: Timothy Krehel, AICP PP

Attorney: Robert P. Weinberg

Block: 14602

Lot: 6, 7, 8

Zone: R-1

Description: Applicant is seeking to subdivide three (3) undersized existing 20'x100' lots into two (2) conforming 30'x100' lots. The existing house and garage are to be demolished.

13. [Case: P20-055](#)

For: Minor Subdivision

Address: 51-53 Seaview Avenue

Applicant: Seaview Homes LLC

Review Planner: Timothy Krehel, AICP PP

Attorney: Thomas P. Leane, Esq.

Block: 30104

Lot: 4

Zone: R-1

Description: Subdivision of existing over sized lot into two equally sized lots. Existing structure is to be demolished.

Variances: Lot Depth of 92.5' is being requested where 100' Lot Depth is required.

14. [Review and discussion of the proposed redevelopment plan, "Central Avenue Block 2901 Redevelopment Plan"](#). Staff initiated. Formal action may be taken.

15. [Case: P19-150](#)

For: Variances

Address: 233 Academy Street

Applicant: Amr M.I. Amin

Review Planner: Lindsey Sigmund, AICP

Attorney: Pro Se

Block: 12203

Lot: 31

Zone: Journal Square 2060 Redevelopment Plan – Zone 4

Description: Proposed front yard parking area comprised of two (2) compact spaces.

Variances: Front yard parking, Compact parking spaces, Curb cut width, Front yard landscaping

Waivers: Signed and sealed survey and site plan

16. [Case: P20-068](#)

For: Preliminary and Final Major Site Plan

Address: 87 Storms Avenue

Applicant: Green Homes Developer, Inc.

Review Planner: Lindsey Sigmund, AICP

Attorney: Thomas Leane, Esq.

Block: 15203

Lot: 4

Zone: Neighborhood Commercial (NC)

Description: Proposed four (4) story multi-family building containing eleven (11) units.

17. [Review and discussion of a Master Plan Reexamination Report regarding amendment to the Jersey City Master Plan Circulation Element](#). Staff initiated. Formal action may be taken.

18. [Review and discussion of the amendments to the Canal Crossing Redevelopment Plan.](#) Amendments initiated by Staff and Hampshire Real Estate Companies. Formal action may be taken.

19. [Case: P20-097](#)

For: Minor Subdivision
Address: 151 West Side Avenue
Applicant: New Jersey City University
Review Planner: Matt Ward, AICP, PP
Attorney: Jen Mazawey
Block/Lot: 26101/2 and 21902/6
Zone: NJCU West Campus Redevelopment Plan
Description: Subdivision to divide Block 26101 Lot 2 into two lots to effectuate NJCU purchase from an adjacent owner to facilitate development of Gothic Knights Road. Also, subdivision of Block 21902 Lot 6 to effectuate later transfer of public ROW on West Side Avenue to the City.

20. [Case: P19-182](#)

For: Preliminary and Final Major Site Plan with Variances
Address: 302 Morris Pesin Drive
Applicant: Liberty Storage LLC
Review Planner: Mallory Clark-Sokolov, AICP
Attorney: Charles Harrington, Esq.
Block: 24304
Lot: 7
Zone: Liberty Harbor Redevelopment Plan
Description: Proposed hotel and conference center use
Variances: Parking garage visibility, parking area fronting on street, outdoor parking, loading area screening, off site lighting, minimum property size, minimum room count and minimum light intensity.
CARRIED TO 9/8/2020 MEETING WITH PRESERVATION OF NOTICE.

21. [Case: P19-090](#)

For: Minor Subdivision and Minor Site Plan
Address: 252 Webster Ave
Applicant: 252 Webster LLC
Review Planner: Mallory Clark-Sokolov, AICP
Attorney: Stephen Joseph, Esq.
Block: 2306
Lot: 14
Zone: Webster Avenue Redevelopment Plan
Description: Subdivision of 37.75' x 100' lot into two (2) 18.75' x 100' lots and construction of two (2), two-family townhomes.

22. Memorialization of Resolutions

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

24. Adjournment

25. CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD