

JERSEY CITY PLANNING BOARD - PUBLIC NOTICE/LEGAL AD

Please take notice that the Jersey City Planning Board took the following actions at the August 10, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call - *Gonzalez, Cruz, Torres, Allen, Horton, Desai, Langston*
4. Swear in Staff
5. Correspondence
  
6. Old Business
  
7. Case: P20-173  
For: Minor Subdivision  
Address: 43-45 Charles Street  
Applicant: Inderjit Singh  
Attorney: Stephen Joseph, Esq.  
Review Planner: Cameron Black, AICP, PP  
Block: 2803 Lot: 7  
Zone: R-1  
Description: Minor Subdivision of 50x100 lot into two 25x100 lots in the R-1 Zone  
**Carried to date uncertain**
  
8. New Business
  
9. Case: P21-049  
For: Administrative Amendment  
Address: 1 & 33 Park View Ave  
Applicant: LHN Owner Urban Renewal LLC and LHN II  
Attorney: James McCann, Esq  
Review Planner: Mallory Clark, AICP, PP  
Block: 15907 Lot: 3  
Zone: Liberty Harbor North RDP  
Description: amendment to previous approvals to install temporary sidewalk and landscape buffer for portion of the block fronting vacant property noted as a future hotel site in the RDP. Applicant does not own the hotel site. Frontage spans 180ft and currently exists at lower grade than the surrounding built sidewalk owned and built-out by the Applicant.  
Variances: relief from Thoroughfare Standards of the RDP and JC Forestry Standards (for temporary improvements)  
**Carried to August 24, 2021 meeting with preservation of notice**
  
10. Case: P20-101  
For: Preliminary and Final Major Site Plan with "c" Variance  
Address: 211 Fifth Street  
Applicant: 211 Fifth Development, LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Lindsey Sigmund, PP, AICP  
Block: 11303 Lot: 18  
Zone: Historic (H) - Harsimus Cove  
Description: Proposed renovation of a three (3)-story Townhouse containing four (4) dwelling units and the construction of a rear yard addition extending the floor area of each dwelling unit.  
Variances: Max. Building Coverage  
**Decision: Approved with conditions 6-0 (Cruz missing)**
  
11. Case: P21-003  
For: Preliminary and Final Major Site Plan with "c" Variances  
Address: 1-5 MLK Drive  
Applicant: McAdoo Plaza, LLC  
Attorney: Charles J. Harrington, III  
Review Planner: Timothy Krehel, AICP PP  
Block: 27001 Lot: 13  
Zone: Jackson Hill (Neighborhood Mixed Use)  
Description: Applicant proposes to clear the Property and construct a new six (6) story mixed use commercial and multi-family residential building with fifty (50) residential units, fourteen (14) vehicle parking spaces, and ground floor retail space.  
Variance(s): Front yard setback (15' minimum sidewalk width on MLK Dr. vs. 11'-10" proposed) Elevator rooftop bulkhead setback (15'-9" required vs. 12'-11" and 18'-9" proposed)  
**Decision: Approved with conditions 6-0 (Cruz missing)**

12. Case: P21 -045  
For: Preliminary And Final Major Site Plan with "c" variance  
Address: 30-32 McAdoo Avenue  
Applicant: LG Beta I, LLC  
Attorney: Stephen S. Rose, Esq.  
Review Planner: Cameron Black, AICP, PP  
Block: 27002 Lot: 14 & 15  
Zone: Jackson Hill Redevelopment Area  
Description: New 5- story, twenty four unit residential building with ground floor commercial and 5 parking spaces.  
**Decision: Approved with conditions 7-0**
13. Case: P21-039  
For: Preliminary and Final Major Subdivision  
Address: 826 Central Avenue aka 2 Central Avenue  
Applicant: The County of Hudson  
Attorney: Hugh A. McGuire III, Esq.  
Review Planner: Matt Ward, PP, AICP  
Blocks/Lots: 6702/1; 8101/12 to 17, 19.01, 22 to 27; 8102/1 to 8, 9.01, 13 to 19, 24 to 27  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Consolidation and subdivision of several blocks/lots for the new county courthouse and new or widened public streets including the dedication of Central Avenue between Newark Avenue and Hoboken Avenue and the widening and dedication of Oakland Avenue between Newark Avenue and Route 139. The new lot configuration includes the vacated portions of Cook Street and Hoboken Avenue approved via city ordinance 19-090.  
**Decision: Approved with conditions 7-0**
14. Case: P21-051  
For: Administrative Amendment  
Addresses: 316, 325, 326 Fifteenth St, Monmouth St, and Fifteenth St, and 239 Coles St  
Applicant: Emerson Leasing Co. II-IV LLC  
Attorney: Thomas Leane  
Review Planner: Matt Ward, PP, AICP  
Blocks/Lots: 6903/1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4; and 7002/1  
Zone: Jersey Avenue Park Redevelopment Plan  
Description: Most recently approved under case number P19-187, the applicant of a 4-phase project referred to as Emerson Lofts is seeking request a change to the order of phasing. Phasing is controlled by the Planning Board per the zoning. The applicant requests to swap the development of Phase II and Phase III so that Phase III is constructed first. The community benefits associated with Phase II will now be delivered along with the construction of Phase III. No other changes are requested.  
**Decision: Approved 7-0**
15. Case: P21-062  
For: Site Plan Amendment  
Address: 3 New York Ave  
Applicant: Devan PropCo, LLC  
Attorney: John J Curley, Esq  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 6001 Lot: 36  
Zone: R-3 and PPOD  
Description: Amendment to approval of 6 and 8 story building with 340 units and 206 parking spaces including a unit reduction to 336, reconfiguration of amenity space and roof decks, adjustments to site landscaping and additional western building egress  
**Decision: Approved 7-0**
16. Case: P20-090  
For: Minor Subdivision / Preliminary and Final Major Site Plan  
Address: 150 Vroom Street  
Applicant: SSB Goler, LLC  
Review Planner: Timothy Krehel, AICP PP  
Attorney: Gary Grant  
Block: 12107 Lot: 28  
Zone: Journal Square 2060 (Zone 8: Bergen Square)  
Description: Construction of a five (5) story mixed-use building with 16 residential units with ground floor commercial retail space.  
Variance(s): Lot Depth, Max Building Height, Front Yard setback, Rear Yard setback.  
**Decision: Approved with conditions 7-0**

17. Case: P21-074  
For: One (1) Year Extension  
Address: 167-169 Baldwin Avenue / 44-48 Newkirk Street  
Review Planner: Timothy Krehel, AICP PP  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Applicant: ILC 44 Newkirk, LLC  
Block:10802 Lot:27-32  
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)  
Description: Applicant request to extend land use approvals obtained under case # P18-024  
**Decision: Approved 7-0**
18. Case: P21-040  
For: Preliminary and Final Major Site Plan with 'c' Variances  
Address: 227 Coles Street and 310 Twelfth Street  
Applicant: Harmony Foundation of New Jersey, Inc.  
Attorney: Donald M. Pepe, Esq.  
Review Planner: Matt Ward, PP, AICP  
Block: 7001 Lot: 1 and 2  
Zone: Jersey Avenue Park Redevelopment Plan  
Description: The applicant is proposing a Alternative Treatment Center aka Medical Cannabis Dispensary in an existing structure to be retrofitted along with associated off-street parking, bike parking, loading, landscaping and street trees.  
Variances: Minimum Green Area Ratio, Minimum depth of loading space, Minimum distance between trees, minimum distance of trees to streetlamps, Minimum tree pit dimensions  
**Decision: Approved 7-0**
19. Case: P21-059  
For: Preliminary and Final Major Site Plan  
Address: 143-145 Monticello Ave  
Applicant: Monticello Lofts, LLC  
Attorney: Stephen Joseph, Esq  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 16701 Lot: 24,25  
Zone: Jackson Hill RDP, Zone 1  
Description: Five (5) story mixed use building with ground floor commercial and 22 residential units  
**Carried to August 24, 2021 meeting with preservation of notice**
20. Case: P20-168  
For: Preliminary and Final Major Site Plan w/ "c" Variances  
Address: 417-427 Hoboken Avenue  
Review Planner: Timothy Krehel, AICP PP  
Applicant: Delancy Development, LLC  
Attorney: Donald M. Pepe, Esq.  
Block: 8101 Lot: 9-11  
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)  
Description: Proposed construction of a twenty seven (27) story mixed use building.  
**Carried to date uncertain**
21. Case: P20-172  
For: Preliminary and Final Major Site Plan with "c" Variances  
Address: 11, 17, 19, 21, 23, 25-29 Cottage Street  
Review Planner: Timothy Krehel, AICP PP  
Applicant: Cottage 29 Owner LLC  
Attorney: Eugene T. Paolino, Esq.  
Block: 10704 Lot: 38, 39  
Zone: Journal Square 2060 (Zone 3: Commercial Center)  
Description: Proposed construction of a (28) story mixed-use tower on a base structure along the proposed Homestead Place Extension consisting of 669 Residential Units and approximately 44,551 SF of permitted office space.  
Variance(s): Maximum Building Height, Parking Design for Loading Facilities, First Floor Ceiling Height, Roof Deck Amenity Space Setback, Ground Floor Storefront Bulkhead Heights  
**Carried to August 24, 2021 meeting with preservation of notice**
22. Case: P21-013  
For: Preliminary and Final Major Site Plan  
Address: 241 MLK Drive  
Review Planner: Cameron Black, AICP, PP  
Applicant: 241 MLK Drive LLC

Attorney: Thomas P. Leane, Esq.

Block: 23404 Lot: 30

Zone: Jackson Hill Redevelopment Plan

Description: New Construction on a vacant lot of a 5-story mixed use building with 18 units and 645 square feet of retail space.

**Carried to August 24, 2021 meeting with preservation of notice**

23. Memorialization of following Resolutions are available upon request at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)
1. Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan with "c" variances #P21-026, submitted by Vasant Properties, LLC (165-169 & 173 Academy St.) block 12308 lots 12 & 13
  2. Resolution of the Planning Board of the City of Jersey City in the matter of the proposed amendment to the Powerhouse Arts District Redevelopment Plan
  3. Resolution of the Planning Board of the City of Jersey City recommending the Sixth Street Embankment study 2021 area be designated as an area in need of redevelopment, a "Non-Condemnation Area" without the powers of eminent domain.
  4. Resolution of the Planning Board of the City of Jersey City recommending the Sixth Street Embankment study 2021 area, specifically Block 9804 Lots 1-8, be designated as an area in need of redevelopment with the powers of eminent domain, specifically a condemnation study area
24. Executive Session, as needed, to discuss litigation, personnel or other matters
25. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD