

JERSEY CITY PLANNING BOARD - PUBLIC NOTICE/LEGAL AD

Please take notice that the Jersey City Planning Board took the following actions at the September 14, 2021 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Gonzales, Desai, Torres, Allen*
4. Swear in Staff
5. Correspondence

6. Old Business

7. New Business

8. Case: P21-091
For: Administrative Amendment
Address: 14-16 Burma Rd
Applicant: 14-16 Burma Road Industrial LLC
Attorney: Gerard Pizzillo, Esq.
Review Planner: Mallory Clark-Sokolov, PP, AICP
Block: 24304 Lot: 8
Zone: Liberty Harbor RDP
Description: Applicant is proposing to shift the eastern façade of the building 3ft, reducing the building area by 2,600sf as a result of litigation with the adjacent property owner.
Decision: Approved with conditions 5-0

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-Sokolov, PP, AICP
Block: 15907 Lot: 3
Zone: Liberty Harbor North RDP
Description: amendment to previous approvals to install temporary sidewalk 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 September 28, 2021 meeting with preservation of notice

10. 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
Decision: Approved with conditions 5-0

11. 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
Decisions: Approved with conditions 5-0

12. 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.
Decision: Approved with conditions 5-0
13. Case: P21-016
For: Minor Subdivision
Address: 91-93 Pearsall Avenue
Review Planner: Timothy Krehel AICP PP
Applicant: 93 Pearsall, LLC
Attorney: Charles J. Harrington, III, Esq.
Block: 29402 Lot: 14
Zone: R-1
Description: The Property is currently a three (3) story residential use on a 6,250 square foot lot. The purpose of the application is to subdivide the Property into two (2) conforming lots of 3,125 square feet each; the new lots would be referred to as New Lot 14.01 and New Lot 14.02.
Decision: Approved with conditions 5-0
14. Case: P21-088
For: Section 31 Review
Address: 31-54 Journal Square
Review Planner: Matt Ward, PP, AICP
Applicant: City of Jersey City
Attorney: Francis Regan, Esq.
Block: 10601 Lot: 41
Zone: Journal Square 2060 Redevelopment Plan
Description: Courtesy review pursuant to Section 31 of the Municipal Land Use Law, regarding the proposed rehabilitation of the Loew's Theater for use as a live performance and movie theater venue. Rehabilitation includes work on the exterior facade, site and facility circulation, interior spaces as well mechanical, electrical and plumbing systems.
Decision: Approved 5-0
15. Case: P21-054
For: Extension of Preliminary and Final Major Site Plan
Address: 560 and 580 Marin Blvd
Review Planner: Matt Ward, PP, AICP
Applicant: The Fourteen Florence Street Corp.
Attorney: Charles Harrington, Esq.
Blocks/Lots: 8901/1 and 2; and, 7201/1
Zone: Newport Redevelopment Plan
Description: Approved under case P17-025, the applicant is requesting extension of the approval for a period of 3 years. The approved project consists of two towers with a total of 750 residential units, 240,000 square feet of commercial, and 1,071 parking spaces.
Decision: Approved with conditions 5-0
16. Case: P21-044
For: 'c' Variance Application
Address: 249.5 Halladay Street
Review Planner: Matt Ward, PP, AICP
Applicant: Halladay 249.5 Estates LLC
Attorney: Ben Wine
Block: 20102 Lot: 49
Zone: Morris Canal Redevelopment Plan
Description: Application for a detached three-story two-family home on a 19.5' by 100' lot with 'c' variances
Variances: minimum side yard setback, minimum rear yard setback, maximum building coverage
Decision: Approved with conditions 5-0

17. Case: P21-029

For: Minor Site Plan

Address: 483 MLK Drive

Review Planner: Cameron Black, PP, AICP

Applicant: Tovaste Management LLC

Attorney: Patrick Conlon, Esq.

Block: 19501 Lot: 26

Zone: Jackson Hill Redevelopment Plan

Description: Proposed new four-story building with three dwelling units and 435 square feet of ground floor commercial.

Decision: Approved with conditions 5-0

18. Case: P20-140

For: Preliminary and Final Major Site Plan with “c” variance

Address: 341 Johnston Avenue

Review Planner: Cameron Black, PP, AICP

Applicant: Whiton Property LLC

Attorney: Benjamin A. Nadell, Esq.

Block: 19001 Lot: 3, 4, and 5

Zone: Lafayette Park Redevelopment Plan Area

Description: Six (6) story multi-family building consisting of thirty five (35) units five (5) of which are affordable units, ten (10) off street parking spaces, approximately 853 sq. ft of retail space and associated site improvements including lighting and green roof improvements.

Variance: Height

Carried to September 28, 2021 meeting

19. Case: P21-069

For: Preliminary and Final Major Site Plan Amendment with “c” variance

Address: 342 Johnston Avenue

Review Planner: Cameron Black, PP, AICP

Applicant: 342 Johnston Equities LLC

Attorney: Ronald H. Shaljian, Esq.

Block: 17506

Lot: 11

Zone: Lafayette Park Redevelopment Plan Area

Description: Eight (8) story mixed use building with fifty five (55) residential units, & fourteen (14) parking spaces. 2,303 SF of commercial space on ground floor, 2,314 SF of residential amenities, & 400 SF resiliency space. Amendment to Approvals Granted In Case #P19-126

Variance: Rear yard Setback

Carried to September 28, 2021 meeting

20. Case: P21-010

For: Minor Subdivision with “c” variance

Address: 275-279 Pearsall Avenue

Review Planner: Cameron Black, PP, AICP

Applicant: Urban Properties LLC

Attorney: Alex J. Gluck, Esq.

Block: 28504 Lot: 6 & 7

Zone: R-1

Description: A subdivision of property into three lots of 2,407 sq. Ft., 2,407 sq. Ft., and 2,413 square feet.

Variance: lot area and lot depth

Decision: Approved with conditions 5-0

21. Case: P21-090

For: Administrative Amendment

Address: 532 Summit Avenue

Review Planner: Timothy Krehel, PP, AICP

Applicant: 575 Pavonia, LLC

Attorney: Charles J. Harrington, Esq.

Block: 9606 Lot: 29.01

Zone: Journal Square 2060 (Zone 3: Commercial Center)

Description: Administrative Amendment for a previously approved application P20-113

Carried to September 28, 2021 meeting with preservation of notice testimony taken

22. Case: P21-063

For: Two (2) Year Extension (Preliminary and Final Major Site Plan w/ "c" Variances

Address: 155 Newark Avenue

Review Planner: Timothy Krehel, PP, AICP

Applicant: Shulammite, LLC

Attorney: Charles J. Harrington, III, Esq.

Block: 11405 Lot: 6

Zone: Newark Avenue Downtown Redevelopment Plan

Description: Two (2) Year Extension for land use approvals obtained under Case No. P17-043

Carried to September 28, 2021 meeting

23. Case: P21-027

For: Preliminary & Final Major Site Plan w/ "c" Variance

Address: 203 Baldwin Avenue

Applicant: 203 Baldwin Holdings, LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Timothy Krehel AICP PP

Block: 10803 Lot: 32

Zone: Journal Square 2060 (Zone 4A: Community Mixed Use)

Description: The Applicant (203 Baldwin Holdings, LLC) is proposing to construct a six (6) story multi-family residential building that will contain eleven (11) residential units.

Variance(s): Rear Yard Set Back

Carried to September 28, 2021 meeting

24. Case: P21-080

For: Preliminary and Final Major Site Plan with 'c' Variances

Address: 665-669 Grand Street

Review Planner: Matt Ward, PP, AICP

Attorney: Stephen Joseph

Block: 17301

Lots: 4 and 5

Zone: Morris Canal Redevelopment Plan

Description: Proposed 4-story mixed use building on a 12,342 square foot lot with 23 dwelling units, 5,497 square feet of ground floor commercial and no off-street parking in the Mixed Use - E district. An application at this site with 7 off-street parking spaces was denied under Case P20-105.

Variances: Minimum residential parking, Minimum Lot Area

Carried to September 28, 2021 meeting with preservation of notice

25. Case: P21-022

For: Preliminary and Final Major Site Plan w/ "c" variances

Address: 633 Newark Avenue

Applicant: 633 Newark Avenue, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel AICP PP

Block: 8001 Lot: 14

Zone: Journal Square 2060 (Zone 5: Commercial Main Street)

Description: Proposed construction of a four (4) story addition to existing mixed use building resulting in four (4) two (2) bedroom dwelling units above ground floor commercial.

Variance(s): Minimum Recreational Space, Storefront Façade - 80% transparent glass required, 39.5% proposed.

Carried to September 28, 2021 meeting with preservation of notice

26. Memorialization of Resolutions

1. Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan with "c" variances #P20-101, submitted by 211 Fifth Development LLC (211 5th St.) block 11303 lot 18

2. Resolution of the Planning Board of the City of Jersey City approving final site plan administrative amendment #P20-149, submitted by Legacy Development Group LLC (70 Central Ave) block 5704 lots 1,2,30

3. Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan with deviations #P20-176, submitted by 61-63 Sip Avenue LLC (61-63 Sip Ave & 54 Jones St) block 10704 lots 38, 39

4. Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan with deviations #P21-003, submitted by McAdoo Plaza LLC (1-5 MLK Dr.) block 27001 lot 13

5. Resolution of the Planning Board of the City of Jersey City approving a minor subdivision #P21-037, submitted by 105 Orient Avenue LLC (105 Orient Ave) block 22503 lot 15

6. Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan with "c" variances #P21-040, submitted by Harmony Foundation of New Jersey, Inc. (227 Coles St & 310 12th St.) block 7001 lots 1,2

7. Resolution of the Planning Board of the City of Jersey City approving a preliminary and final major site plan with “c’ variances #P21-045, submitted by LG Beta I, LLC (30-32 McAdoo Ave.) block 27002 lots 14,15
8. Resolution of the Planning Board of the City of Jersey City approving a minor site plan #P21-056, submitted by Shumsa Farooki & Brian Conlin (308 9th St.) block 8606 lot 32
9. Resolution of the Planning Board of the City of Jersey City approving an amended preliminary and final major site plan #P21-062, submitted by Devan Propco, LLC (3-25 New York Ave.) block 6001 lot 36
10. Resolution of the Planning Board of the City of Jersey City approving an amended preliminary and final major site plan #P21-078, submitted by Muslim Federation of New Jersey, Inc. (530 Montgomery St.) block 12405 lot 2
11. Resolution of the Planning Board of the City of Jersey City adopting the Jersey City 201 Climate and Energy Action Plan as an element of the Jersey City Master Plan

27. Executive Session, as needed, to discuss litigation, personnel or other matters
28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD