

**JERSEY CITY PLANNING BOARD - PUBLIC NOTICE/LEGAL AD**

**Please take notice that the Jersey City Planning Board took the following actions at the September 28, 2021 virtual meeting.**

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Gonzalez, Desai, Torres, Allen, Horton, Gangadin, Cruz, Thakur*
4. Swear in Staff
5. Correspondence
6. Old Business
7. New Business
  
8. 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 builtout by the Applicant.  
Variances: relief from Thoroughfare Standards of the RDP and JC Forestry Standards (for temporary improvements)  
**Decision: Approved with conditions 8-0**
  
9. Review and discussion of Samuel Pott and Isabelle Duverger as Certified Artists.  
**Carried to October 5, 2021 regular meeting**
  
10. Review and discussion of the Ocean/Bayview redevelopment plan amendment.  
**Approved and Recommended 8-0**
  
11. 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 Maximum Building Coverage, and Off-street Parking  
**Decision: Approved with conditions 8-0**
  
12. 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  
**Decision: Approved with conditions 8-0**

13. 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

**Decision: Approved with conditions 7-0** (Desai left)

14. 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

**Decision: Approved 4-3**

15. 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

**Decision: Motion to Approved 1 in favor, 6 oppose. Motion to Deny 6 in favor, 1 oppose**

16. 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.

**Decision: Approved 7-0**

17. Case: P21-092

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

Address: 165 Ocean Avenue

Applicant: 165 Ocean Ave RE Associates, LLC Attorney:

Francis X. Regan, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 29305 Lot: 18, 19

Zone: Ocean Avenue South Redevelopment Plan

Description: Child Smiles Building - Renovation of former bank building for use as a dental practice office consisting of 15,155 sf (existing building 14688 sf with 287 sf addition for elevator and egress stairs) and improvements to an existing parking lot to include 48 parking spaces.

Variance(s): Maximum Building Height, Maximum Lot Coverage, Signing, Landscaping Buffer Requirement

**Decision: Approved 7-0**

18. Case: P21-038

For: Minor Subdivision

Address: 124-126 Irving Street Applicant:

M and T Partners LLC Attorney: Eugene  
O'Connell, Esq.

Review Planner: Cameron Chester Black, PP, AICP

Block: 703 Lot: 57 and 58

Zone: R-1

Description: Reconfiguring Lots 57 and 58 to create two conforming 25' x 100' lots

**Decision: Approved with conditions 7-0**

19. Case: P21-064

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

Address: 352.5 5th Street Applicant:

America Gosdenovich Attorney:

Chris J. Murphy, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9905 Lot: 18

Zone: R-5 Low Rise Residential, Mixed Use

Description: Addition of new 3 1/2 story frame addition to the rear of an existing two (2) family residential building; addition of a fire escape to the rear of the building; and removal of existing masonry shed and installation of permeable pavers.

Variance(s): Minimum rear yard setback, Maximum lot coverage

**Decision: Approved with conditions 7-0**

20. Memorialization of the 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 #P21-059, submitted by Monticello Lofts, LLC (143-145 Monticello Ave.) block 16701 lots 24, 25
2. Resolution of the Planning Board of the City of Jersey City approving minor subdivision #P21-024, submitted by John & Maryan, LLC (273-279 Columbia Ave.) block 603 lots 39, 40
3. Resolution of the Planning Board of the City of Jersey City approving minor subdivision with 'c' variances #P21-010, submitted by Urban Properties, LLC (275-279 Pearsall Ave) block 10704 lots 38, 39
4. Resolution of the Planning Board of the City of Jersey City approving administrative amendment #P21-090, submitted by 575 Pavonia, LLC (532 Summit Ave) block 9606 lot 29.01
5. Resolution of the Planning Board of the City of Jersey City approving extension of preliminary and final major site plan #P21-054, submitted by The Fourteen Florence Street Crop. (560-580 Marin Blvd., 130-150 12<sup>th</sup> St) block 8901 lots 1,2 and block 7201 lot 1
6. Resolution of the Planning Board of the City of Jersey City approving minor subdivision with variance #P21-016, submitted by 91 Pearsall, LLC (91-93 Pearsall Ave) block 29402 lot 14

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

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD