

## CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the April 26, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Gonzalez, Torres Allen, Green, Watterman, Horton, Desai, Gangadin*
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS
  - a. Case: P22-018  
For: One (1) Year Extension  
Address: 242 Hudson St and 3 Second St (rear)  
Applicant: Plaza VIII & IX Associates, LLC  
Attorney: Charles Harrington  
Review Planner: Matt Ward, PP, AICP  
Block: 11603    Lots: 22, 27  
Zone: Exchange Place North Redevelopment Plan  
Description: Proposed 1-year extension request for applicant approved under case numbers P17-020, P18-035, P19-153, and P20-019 including extension of interim use – Lutze Biergarten.  
**Decision: Approved 9-0**
  - b. Case: P21-116  
For: One (1) Year Extension  
Address: 55 Washburn Street  
Applicant: Puran and Anjaali Persaud  
Attorney: Pro Se  
Review Planner: Timothy Krehel, AICP PP  
Block: 8202    Lot: 14  
Zone: Journal Square 2060 (Zone: 4 Neighborhood Mixed-Use)  
Description: One (1) year extension requested for previous planning board approval under case numbers P17-016, P19-113, and P20-130.  
**Decision: Approved 9-0**
  - c. Case: P22-033  
For: One (1) Year Extension  
Address: 830-832 Pavonia Avenue  
Applicant: 830 Pavonia LLC  
Attorney: Rosemary Stone-Dougherty, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 9404    Lots: 22, 23  
Zone: Journal Square 2060 (Zone: 4 Neighborhood Mixed-Use)  
Description: Extension on previously approved application under case number P18-119  
**Decision: Approved 9-0**
  - d. Case: P22-047  
For: Two (2) Year Extension  
Address: 975 Garfield Ave  
Applicant: 975 Garfield LLC  
Attorney: Charles Harrington  
Review Planner: Matt Ward, PP, AICP  
Block: 19702    Lot: 14

Zone: Morris Canal Redevelopment Plan

Description: Proposed 2-year extension request for applicant approved under case number P19-077

**Decision: Approved 9-0**

e. Case: P22-044

For: One (1) Year Extension

Address: 147 Academy St

Applicant: Laxmi Ma Academy Ure, LLC

Attorney: Martin F. Pfleger, Esq

Review Planner: Timothy Krehel, AICP, PP

Block: 12309 Lot: 3

Zone: Journal Square 2060 (Zone: 4 Neighborhood Mixed-Use)

**Decision: Approved 9-0**

f. Case P22-043

For: One (1) Year Extension

Address: 232-238 Sip Avenue

Applicant: Durga Ma Sip, LLC

Attorney: Martin F. Pfleger, Esq

Review Planner: Cameron Black, AICP, PP

Block: 10502 Lot: 15-18

Zone: Journal Square 2060 (Zone: 4 Neighborhood Mixed-Use)

**Decision: Approved 9-0**

g. Case: P22-049

For: Conditional Use

Address: 141 Newark Ave

Applicant: Oceanfront Holdings LLC

Attorney: Jason Gross

Review Planner: Matt Ward, PP, AICP

Block: 11405 Lot: 11

Zone: Newark Avenue Downtown Redevelopment Plan

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor commercial space.

**Decision: Approved with conditions 2 no - 5 in favor (Desai no vote, Gonzalez abstain)**

8. **NEW BUSINESS**

9. Case: P21-142

Section 31 Review: Review and discussion of public plaza design for updates to the Exchange Place Pedestrian Plaza at Hudson St and Montgomery St wrapping north to Christopher Columbus Drive. **Motion NOT to Recommend to City Council – Approved 9-0**

10. Amendment to Jersey City Land Development Ordinance, Chapter 345 Section 6. Definitions. to modify definitions for Office and Medical Office Uses. **Approved 9-0**

11. Case: P19-194

For: Preliminary and Final Major Site Plan with variances

Address: 632-652 Grand Street

Applicant: B.J. Pwer, LLC

Attorney: Eugene P. O'Connell

Review Planner: Matthew Ward, PP, AICP

Block: 15403 Lot: 12, 31 and 14

Zone: Morris Canal Redevelopment Plan

Description: Proposed 4-story mixed-use building with 48 dwelling units, 2604 sf of ground floor retail, and 22 parking spaces.

Variances: Maximum number of signs, Minimum side yard

**Decision: Approved with conditions 9-0**

12. Case: P21-150

For: Minor Site Plan with 'c' Variance

Address: 433 Central Avenue

Applicant: 433 Central Avenue LLC

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Francisco Espinoza

Block: 1508 Lot: 20

Zone: NC

Description: Applicant proposes a mixed use 5-story with one commercial unit and 6 residential units.

Variances: Minimum rear yard setback

**Decision: Approved with conditions 9-0**

13. Case: P22-037

For: Conditional Use

Address: 190 Newark Ave

Applicant: Garden Greenz, LLC

Attorney: Alexandra Errico, Esq

Review Planner: Francisco Espinoza

Block: 11401 Lot: 3

Zone: NC – Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer Microbusiness at an existing ground floor retail space.

**Carried with preservation of notice to May 10, 2022**

14. Case: P22-073

For: Minor Site Plan & Conditional Use with 'c' variance

Address: 150 Bay Street

Applicant: WR Wellness LLC

Attorney: Justin Corbalis, Esq.

Review Planner: Francisco Espinoza

Block: 11509 Lot: 2

Zone: Powerhouse Arts District Redevelopment Plan

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor retail space.

Variances: Green Area Ratio (GAR)

**Carried with preservation of notice to May 10, 2022**

15. Case: P21-158

For: Minor Subdivision with 'c' Variance

Address: 297-301 First Street

Applicant: Joseph Caporale

Attorney: Stephen Joseph, Esq

Review Planner: Francisco Espinoza

Block: 12702 Lot: 1

Zone: NC

Description: Applicant wants to subdivide 75x50 lot into one (1) 44x50 lot and one (1) 31x50 lot. The existing 4-story mixed used building on the corner will be maintained.

Variances: Minimum lot size, Minimum lot depth, Minimum rear yard

**Carried with preservation of notice to May 10, 2022**

16. Case: P22-031

For: Preliminary and Final Major Site Plan Amendment

Address: 286 and 296 Coles Street

Applicant: Coles Jersey Development Co., LLC

Attorney: Donald M. Pepe, Esq

Review Planner: Liz Oppen, AICP

Block: 6003 Lot: 1 & 2.02; 2.03

Zone: Jersey Avenue Park Redevelopment Plan-Mixed Use District

Description: 21-story mixed-use residential and commercial development with 682 units

Previous Approvals: P14-040, P18-030, P19-183, P20-031

**Carried with preservation of notice to May 10, 2022**

17. Case: P22-032

For: Preliminary and Final Major Site Plan Amendment

Address: 258-282 Sixteenth Street and 311 and 312 Seventeenth Street and 305 Coles Street

Applicant: Coles Jersey Development Co., LLC

Attorney: Donald M. Pepe, Esq

Review Planner: Liz Oppen, AICP

Block: 6004 and 6005 Lot: 1.01-1.03; and 13.01, 13.02, 13.03, 13.04

Zone: Jersey Avenue Park Recreation Plan-Mixed Use District

Description: Two twelve-story mixed-use residential and commercial development with 465 units. A skybridge connects to two buildings.

Previous Approvals: P14-040, P18-030, P19-183, P20-031

**Carried with preservation of notice to May 10, 2022**

18. Case: P21-125, P21-126, P21-127

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

Address: 1 Constellation Place – Chapel Avenue

Applicant: Port Liberte Apartments, LLC

Attorney: James C. McCann, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 27503 Lots: 13, 14, 16, 17

Zone: Caven Point Redevelopment Plan

Description: Proposed amended Master Plan approval for development of Phase 4, major subdivision of four existing lots to create three (3) new lots, proposed construction of a 401-unit, 5-story apartment complex with a 7-story parking garage containing 602 parking spaces.

Variance(s): N/A

**Carried with preservation of notice to May 10, 2022**

19. Case: P21-060

For: Minor Site Plan w/ "c" Variances

Address: 26 Perrine Avenue

Applicant: John Jarema - POA - c/o Abdel Wahab

Attorney: John Haig Anlian, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 10803 Lot: 49

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: Construction of a four (4) story building with a basement and seven (7) residential units.

Variance(s): Minimum Rear Yard Set Back, Maximum Building Height, Minimum Floor to Ceiling Height (Res), Shape Factor

**Carried with preservation of notice to May 10, 2022**

20. Case: P22-003

For: Interim Use Application

Address: 32-34 Cottage Street

Applicant: 32-34 Cottage, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7902 Lot: 46

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: Proposed interim use for the property for eight (8) surface private parking spaces; and a park area / dog park for public use. Requested duration for the interim use is three (3) years.

Variance(s): N/A

**Carried with preservation of notice to May 10, 2022**

21. Case: P22-006

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

Address: 611 Tonnele Avenue

Applicant: 651 Tonnele Avenue, LLC

Attorney: E. Neal Zimmermann

Review Planner: Timothy Krehel, AICP PP

Block: 1901 Lots: 1-9

Description: The project includes the demolition of the existing terminal building and the construction of 53,072 gross square feet of truck terminal building including a garage and guard house with associated infrastructure and site improvements. The project includes the consolidation of block 1901, lots 1-19 and block 1101, lots 1-9 into one 11.26-acre tract.

Variance(s): Setback buffer from public street right of way.

**Carried with preservation of notice to May 10, 2022**

22. Case: P22-002

For: Minor Site Plan Amendment

Address: 246 Clinton Avenue

Applicant: 244 Clinton Investment, LLC

Attorney: Peter Cecinini Esq.

Review Planner: Cameron Chester Black, PP, AICP

Block: 18302 Lot: 51.02

Zone: R-1

Description: Variance and site plan approval was previously granted by this Board in Application P20-006. Applicant seeks to amend the approved site plan by changing the side yard setbacks to provide 3'1" side yard setback on both sides for egress purposes. Applicant seeks to amend both units from a 2 to 3 bedroom. Applicant further seeks to amend the site plan by adding a roof deck for the 2nd floor unit and to slightly increase the total square footage from 3,272 to 3,343 sf, add green roof trays to the roof deck and adding a 2' overhang in the front of the building for the 2nd and 3rd floor. No other changes and no new variances are being requested.

Variance(s): Rear Yard Setback

**Carried with preservation of notice to May 10, 2022**

23. Case: P21-053

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

Address: 119 Merritt Street

Applicant: Hamid Hessen

Attorney: Thomas Leane, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 30202 Lot: 1

Zone: Port Industrial (PI)

Description: Proposed two (2)-bay automobile service station with an automated roll-over car wash.

Variances: Minimum perimeter setback, Landscaping buffer, Freestanding sign setback

**Carried with preservation of notice to May 10, 2022**

24. Case: P21-120

For: Preliminary and Final Major Site Plan

Address: 212-230 Culver Avenue

Applicant: DHA Mallory LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 21701 Lot: 18, 19

Zone: Route 440 Culver Avenue RDP

Description: Proposed eight (8)-story mixed use building with three-hundred and sixty-five (365) residential units, 1,550 SF of ground floor retail space, and one-hundred and eighty-four (184) parking garage spaces.

**Carried with preservation of notice to May 10, 2022**

25. Case: P21-119

For: Preliminary and Final Major Site Plan

Address: 70 Mallory Ave

Applicant: DHA Mallory LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 21801 Lot: 2

Zone: Route 440 Culver Avenue RDP

Description: Proposed six (6)-story mixed-use building with one-hundred and thirty-six (136) residential units, 2,000 SF of ground floor retail space, and fifty-three (53) parking garage spaces.

**Carried with preservation of notice to May 10, 2022**

26. Case: P21-146

For: Minor Site Plan

Address: 335 Palisade Ave

Applicant: 335 Palisade Ave JC LLC

Attorney: Ben Wine, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 4504 Lot: 32

Zone: R2-D

Description: Proposed four (4)-story mixed-use building with four (4) residential units and ground floor retail space

Variances: Rooftop Appurtenance Coverage

**Carried with preservation of notice to May 10, 2022**

27. Case: P21-162

For: Minor Site Plan

Address: 25 Columbus Dr

Applicant: PHA Urban Renewal LLC

Attorney: Charles Harrington, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 13102 Lot: 1.03

Zone: Block 13102 RDP

Description: Signage for development at 25 Christopher Columbus Drive including three (3) new signs; 1 building sign, 1 wall sign, 1 window sign

Variances: Size (height + area), projection

**Carried with preservation of notice to May 10, 2022**

28. Case: P21-109

For: Minor Site Plan with "c" Variances

Address: 159 Morgan Street

Applicant: Morgan Point Development Co. LLC

Attorney: Thomas P. Leane

Review Planner: Francisco Espinoza

Block:13002 Lot: 1.01

Zone: Powerhouse Arts District

Description: The Canopy Hotel proposes to add a blade sign above their existing Porte cochere for building identification purposes.

Variances: Signage (sign size)

**Carried with preservation of notice to May 10, 2022**

29. 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 minor subdivision and preliminary major site plan #P20-058, submitted by Newport Associates Development Company (2 Sixth St and Hudson River Water Lot) block 7302 lots 43, 55

2. Resolution of the Planning Board of the City of Jersey City approving conditional use for class 5 cannabis retail dispensary with conditions #P22-038, submitted by Golden Door Dispensary, LLC (638 Newark Ave) block 8101 lot 32

3. Resolution of the Planning Board of the City of Jersey City approving a minor site plan #P21-131, submitted by Jersey City Medical Center (355 Grand St) block 14001 lots 1, 2

4. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan #P21-002, submitted by 25 Clinton Realty, LLC (25 Clinton Ave) block 18801 lot 5

5. Resolution of the Planning Board of the City of Jersey City approving conditional use for class 5 cannabis retail dispensary with conditions #P22-036, submitted by Perennial Group Corporation (284 First St) block 11113 lot 27

6. Resolution of the Planning Board of the City of Jersey City approving condition use for class 5 cannabis retail dispensary with conditions #P22-042, submitted by The Leaf Joint, LLC (391 Central Ave) block 2804 lot 30

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

31. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD