

## Jersey City Planning Board

### Public Notice virtual meeting

Please take notice that the Jersey City Planning Board took the following actions at the May 23, 2022 special meeting at 5:30 pm.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Gonzlaez, Torres, Allen, Green, Gangadin, Lipski, Watterman, Langston*
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS
8. NEW BUSINESS
9. 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.
  - Decision: Approved with conditions 7-0**
10. 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
  - Decision: Approved 8-0 (Watterman joined)**
11. 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.
  - Decision: Approved with conditions 8-0**
12. 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.

**Decision: Approved with conditions 8-0**

13. 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

**Decision: Approved with conditions 8-0**

14. Case: P22-055

For: Conditional Use

Address: 552-554 West Side Avenue

Applicant: Jersey Leaf LLC

Attorney: Stephen Joseph

Review Planner: Matt Ward, PP, AICP

Block: 19301

Lot: 67

Zone: Neighborhood Commercial

Description: Proposed Class 5 Microbusiness Cannabis Retailer at an existing ground floor 829 square foot commercial space. Exterior work consists of facade and signage updates.

**Decision: Approved with conditions 7-0 -1 (Gonzalez abstained)**

15. Case: P22-060

For: Conditional Use

Address: 75 MLK Drive

Applicant: Butler & Baldwin LLC

Attorney: Zachary M. Rosenberg

Review Planner: Matt Ward, PP, AICP

Block: 26401

Lot: 14

Zone: Jackson Hill Redevelopment Plan

Description: Proposed Class 5 Microbusiness Cannabis Retailer at an existing ground floor 1,150 square foot commercial space. Exterior work consists of facade and signage updates.

**Decision: Approved with conditions 8-0**

16. Case: P22-046

For: Review and discussion of proposed amendments to the Hamilton Square Redevelopment Plan regarding permitted uses. Formal action may be taken.

Petitioned by: 9<sup>th</sup> Street Urban Renewal, LLC.

Authorized by City Council: Resolution 22-304. **Approved Recommended to City Council 8-0**

17. Case: P22-012

For: Review and discussion of proposed amendments to the Morris Canal Redevelopment Plan regarding the Mixed Use – E Zone, Mixed Use – A Zone, and Map B of the Plan. Formal action may be taken.

**(1)** Petitioned by: Atrimec Realty Corp.; and

**(2)** Petitioned by: Halladay Real Estate, LLC, Pacific Real Estate, LLC and Dr. Hemant Shah Authorized by City Council: Resolution 22-145

**petitioner 1 vote for Mixed Use E - Approved and Recommended to City Council 8-0**

**petitioner 2 vote for Zone A and Map B of the Plan - Approved and Recommended to City Council 8-0**

18. Memorialization of the following Resolutions are available upon request at [cityplanning.org](http://cityplanning.org)

1. Resolution of the Planning Board of the City of Jersey City approving conditional use Class 5 Cannabis retailer Microbusiness license #P22-027, submitted by Idyllx, LLC (171 Newark Ave) block 12704 lot 13
2. Resolution of the Planning Board of the City of Jersey City approving minor site plan with 'c' variances #P21-150, submitted by 433 Central Avenue LLC (433 Central Ave) block 1508 lot 20

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

20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD