

Jersey City Planning Board Public Notice virtual meeting

Please take notice that the Jersey City Planning Board took the following actions at the May 24, 2022 meeting at 5:30 pm.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Gonzalez, Langston, Torres, Allen, Gangadin, Green, Lipski
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS
 - a. Case: P22-067
For: Two (2) One (1)-Year Extensions
Address: 431-433 MLK and 316 Forrest Street
Applicant: TBG 431 MLK, LLC
Attorney: Benjamin Wine, Esq.
Review Planner: Lindsey Sigmund, PP, AICP
Block: 19503 Lot(s): 42.01 and 42.02
Zone: Jackson Hill RDP – Zone 1
Description: Request for a two (2) year extension for previously approved Cases P18-152 and P18-147 for a Minor Subdivision (has been perfected) and Preliminary and Final Major Site Plan approval for a six (6)-story multi-family building containing twenty-three (23) units.
Decision: Approved with conditions 7- 0
8. **NEW BUSINESS**
9. 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
Decision: Approved with conditions 7- 0
10. 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 Opper, 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 June 28, 2022 meeting

11. 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

Decision: Approved with conditions 7- 0

12. Case: P22-029

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

Address: 35-43 Cottage Street

Applicant: 35 Cottage Street, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, PP AICP

Block: 7903 Lots: 17, 18, 19

Zone: Journal Square 2060 (Zone 4 / Homestead Place Extension Bonus)

Description: A new application that adds two lots to the project. Lot 19 was previously approved development pursuant to P18-096. This is a new application because the number of residential units has increased more than 20%. The new application includes increasing the unit count from 329 units to 576 units; reconfigures the interior floor space and uses, which also include retail/commercial uses; a synagogue/house of worship; assembly space; a pre-school and banquet hall space. The project now also opens up along the Homestead Plaza extension.

Variances: Minimum Floor to Ceiling Height (First Floor), Maximum Floor to Ceiling Height (Roof Top Amenity), Required on site loading.

Decision: Approved with conditions 7- 0

13. Case: P21-160

For: Minor Site Plan

Address: 278 Pacific Avenue

Applicant: 278 Realty, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, PP AICP

Block: 20201 Lots: 22

Zone: Morris Canal Redevelopment Plan

Description: Conversion of ten (10) room boarding house to permitted residential use of four (4) dwelling units, including a basement unit.

Decision: Approved with conditions 7- 0

14. Case: P22-022

For: Final Major Site Plan Amendment

Address: 328 Pacific Ave

Applicant: Pacific Whiton, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Matt Ward, PP AICP

Block: 20005 Lot: 25.01

Zone: Morris Canal Redevelopment Plan

Description: Amendments to previously approved rehabilitation of St. John's A.M.E. Church. Increase from previously approved 36 units to 42 (2 affordable units proposed); interior reconfiguration of unit types.

Reduction to previously approved roof deck and number of skylights. Prior approval filed under Case P19-028 fka 326 Pacific Ave and 297 Whiton St.

Decision: Approved with conditions 7- 0

15. Case: P22-087

For: Conditional Use

Address: 1544 John F. Kennedy Blvd.

Applicant: The Cannabis Place 420 Corp.

Attorney: Brian J. Aloia, Esq.

Review Planner: Francisco Espinoza

Block: 29701 Lots: 1.01

Zone: NC- Neighborhood Commerical

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

Decision: Approved with conditions 6-0-1 (Gonzalez abstained)

16. Memorialization of the following Resolutions are available upon request at cityplanning.org

1. Resolution of the Planning Board of the City of Jersey City approving to obtain Class 5 Cannabis retailer

Microbusiness license #P22-045, submitted by Artistic Dispensary, LLC (365 Central Ave) Block 2803, Lot 27

2. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan #P21-127, submitted by Port Liberte Apartments LLC (Chapel Avenue., 1 Constellation Place) block 27503 lots 13,14,16,17

3. Resolution of the Planning Board of the City of Jersey City for amended Port Liberte Master Plan Approval #P21-125, submitted by Port Liberte Apartments LLC (Chapel Avenue., 1 Constellation Place) block 27503 lots 13,14,16,17

4. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major subdivision #P21-126, submitted by Port Liberte Apartments LLC (Chapel Avenue., 1 Constellation Place) block 27503 existing lots 13,14,16,17 proposed lots 13.01, 14.01, 16.01

5. Resolution of the Planning Board of the City of Jersey City approving minor site plan with 'c' variance #P21-109, submitted by Morgan Point Development Co LLC (159 Morgan St) block 13002 lot 1.01

6. Resolution of the Planning Board of the City of Jersey City approving one year extension of previously approved minor site plan #P21-116, submitted by Puran Persaud and Anja Ali Persaud (55 Washburn St) block 8202 lot 14

7. Resolution of the Planning Board of the City of Jersey City approving administrative amendment #P22-011, submitted by Hudson Street Investment Realty, LLC (122-124 New York Ave) block 4501 lot 1

8. Resolution of the Planning Board of the City of Jersey City approving amended preliminary and final major site plan with deviations #P22-032, submitted by Coles Street Development Co., LLC (258 – 282 Sixteenth St, 311 & 312 Seventeenth St, and 305 Coles St) block 6004, Lots 1.01, 1.02,1.03; block 6005, Lots 13.01, 13.02, 13.03, 13.04

9. Resolution of the Planning Board of the City of Jersey City approving minor site plan #P21-160, submitted by 278 Realty LLC (278 Pacific Ave) block 20201 lot 22

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

18. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD