

CITY PLANNING BOARD - PUBLIC NOTICE

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

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Gonzalez, Torres, Lipski, Gangadin, Thakur, Allen, Langston, Cruz (arrived late)*
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS
 - a. Case: P22-101
For: 1-year Extension
Address: 286 Coles Street and 258-282 16th Street
Applicant: ACEF-Albanese Coles Street LLC
Attorney: Eugene T. Paolino
Review Planner: Matt Ward, AICP, PP
Block: 6003
Lot: 1 and 2.01
Zone: Jersey Avenue Park Redevelopment Plan
Description: Applicant is requesting a 1-year extension of the approval filed under case P19-184 for a high rise building with 670 dwelling units, 21,735 square feet of ground floor commercial, 357 parking spaces, and 350 bicycle parking spaces.
Decision: Approved with conditions 7-0
 - b. Case: P22-021
For: Minor Site Plan
Address: 54 Cottage Street
Applicant: Joann Bhatia
Attorney: Peter Cecinini, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 7902 Lot: 58
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)
Description: Addition to an existing two (2) family home to create a four (4) story 6 dwelling unit building which will retain the existing façade.
Variance(s): None Requested
Decision: Approved with conditions 6-0
8. **NEW BUSINESS**
9. Case: P22-095
For: Preliminary and Final Major Subdivision with 'C' Variances
Address: 195 Hudson Street and 215 Hudson Street
Applicant: Jersey City Urby Tower 2 LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Liz Oppen, AICP
Block: 11603 Lot: 31.01, 31.02
Zone: Exchange Place North Redevelopment Plan | Harborside West District
Description: Proposed subdivision of two lots for a lot line adjustment in connection with the proposed development. The lot line adjustment will create a wider Bay Street r-o-w.
Variances: Minimum lot size of private Bay Street Right of way
Decision: Approved with condition 6-0

10. Case: P22-094

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

Address: 191-201 Hudson Street

Applicant: Jersey City Urby Tower 2 LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Liz Oppen, AICP

Block: 11603 Lot: 28, 30, 31.01 (new Lot 31.04), 31.02 (new Lot 31.05)

Zone: Exchange Place North Redevelopment Plan | Harborside West District

Description: Mixed use project with two towers consisting of 1,606 units, of which up to 164 shall be designated with a hotel use; a health club, and retail uses; and 272 parking spaces

Variances: Number of stories, maximum permitted height of the building base, building base materials, building base glazing percentages, number of signs, street trees

Decision: Approved with conditions 6-0

11. Case: P22-103

For: Review and discussion of proposed amendments to the Zoning Map and Land Development Ordinance regarding district boundaries, zoning and design standards (Article V), definitions (345-6), site plan thresholds (345-16), and creation of the Affordable Housing Overlay. Amendments include fully restating Article V but are not limited to the creation of RC-1 District, RC-2 District (formerly R-2D), RC-3 District (formerly R-5), and the expansion of P/O district and R-3 district. Sponsored by City Planning Staff.

Approved – recommended to City Council with floor amendments 7-0

12. Case: P21-161

For: Site Plan Amendment

Address: 401 and 425 Washington Boulevard

Applicant: Hudson City Kids LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Liz Oppen, AICP

Block: 11603 Lot: 45.01 and 45.02

Zone: Harsimus Cove Station Redevelopment Plan – East Waterfront District

Description: Vacant commercial space to modified and expanded for use as a 12,330sf day care facility. New third floor extension proposed. Reconfiguration of existing dog run and construction of new playground.

Variances: Pre-existing non-conformities side (sideyard setbacks and improved open space), number and size of proposed signage

Carried to August 9, 2022 with preservation of notice

13. Case: P21-134

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

Address: 120 Storms Avenue

Applicant: Cobalt Homes LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Liz Oppen, AICP

Block: 15004 Lot: 32.02

Zone: McGinley Square East Redevelopment Plan – Zone 1

Description: New construction of an 8-story multifamily building with 101 total residential units, ground floor retail and 30 parking spaces. 20 inclusionary units (4 affordable, 16 workforce).

Variances: Front yard setback, side yard setback, building height, parking spaces, floor to floor height

Carried to August 9, 2022 with preservation of notice

14. Case: P20-085

For: Preliminary + Final Major Site Plan with C Variances

Applicant: 303 First Street LLC + Village Townhouse Estates, Inc.

Address: 303-311 First Street

Review Planner: Lindsey-Sigmund, PP, AICP / Mallory Clark-Sokolov, PP, AICP

Attorney: James C McCann, Esq

Block: 12701 Lot: 8,9,10,12

Zone: Village Redevelopment Plan

Description: Proposed five (5)-story building containing forty-three (43) residential units and eleven (11) below-grade parking spaces.

Variances: rear-yard setback

Carried to August 9, 2022 with preservation of notice

15. Case P22-026

For: Minor Subdivision

Address: 90 Bergen Avenue

Applicant: 90 Bergen, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 24905 Lot: 2

Zone: R-3

Description: The applicant proposes to subdivide the existing 40 feet x 100 feet (4,165 SF) irregular lot. The proposed subdivision will result in two new conforming lots lot 2.01 will be 20 feet x 100 feet (2,054SF) and 2.02 will be 20 feet x 100 feet (2,111SF).

Carried to August 9, 2022 with preservation of notice

16. Case: P22-080

For: Preliminary and Final Major Site Plan Amendment

Address: 136 Summit Ave

Applicant: Park Halb LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 15305

Lot: 6.01 and 6.02

Zone: Summit and Fairmount Redevelopment Plan

Description: Amendment to site plan (filed under cases P16-056 and P16-056.1) to account for unapproved work that is completed or currently in progress. Changes to elevator bulkhead, façade materials, façade design, window arrangement and sizes, balcony arrangement, façade colors, mechanical room layouts, added refuge areas, interior floor plans, alterations to entries and exits.

Carried to August 9, 2022 with preservation of notice

17. Case: P21-165

For: Minor Site Plan

Address: 292 Grand Street

Applicant: Nainil N Bhadiyadara

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 14105 Lot: 3

Zone: Bright Street Redevelopment

Description: New 4-story, 4 unit residential building (6,980 square feet) on vacant land

Carried to August 9, 2022 with preservation of notice

18. Case: P19-195

For: Preliminary + Final Major SP

Address: 50 Dey Street

Applicant: Mana Contemporary Tribeca West Urban Renewal LLC

Attorney: James McCann, Esq.

Review Planner: Mallory Clark-Sokolov, PP AICP

Block: 7701 Lot: 5

Zone: Industrial, Marion Works Office Residential-Subdistrict B Overlay

Description: Interior Fit-out of Tower 1 of Canco Lofts including fifty-six (56) units and a permitted penthouse story.

Carried to August 9, 2022 with preservation of notice

19. Case: P22-007

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

Address: 200-204 Monticello Ave

Applicant: Monticello 200 LLC

Attorney: Thomas Leane, Esq.

Review Planner: Mallory Clark-Sokolov, PP AICP

Block: 16801 Lot: 45,46,47

Zone: Jackson Hill Redevelopment Plan - Neighborhood Mixed Use

Description: New 5-story mixed use building with ground floor commercial and thirty-eight (38) dwelling units

Variances: Rear yard setback

Carried to August 9, 2022 with preservation of notice

20. Case: P22-105

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

Address: 14-18 Van Reipen Avenue

Applicant: Deep Patel

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7903 Lot: 32, 33, 34

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

Description: Applicant is proposing to construct a seven (7) story residential building with thirty-five (35) residential units, first floor retail space and a parking garage with eleven (11) parking spaces.

Variances: Stories, Height, Rear Yard Setback above ground floor, Floor to ceiling height for ground floor

Carried to August 9, 2022 with preservation of notice

21. Memorialization of the following Resolutions are available upon request cityplanning@jcnj.org

1. Resolution of the Planning Board of the City of Jersey City approving minor subdivision and 'c' variances #P21-158, submitted by Corporal Realty LLC (297-301 First St) block 12702 lot 1

2. Resolution of the Planning Board of the City of Jersey City approving conditional use #P22-025, submitted by 436 Central Ave LLC (436 Central Ave) block 2202 lot 3

3. Resolution of the Planning Board of the City of Jersey City approving extension of preliminary and final major site plan with deviations #P22-076, submitted by H.P Lincoln Urban Renewal LLC (545 & 543.5 Manila Ave) block 8801 lots 3,4

4. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan and minor subdivision #P21-163, submitted by Newport Associates Development Company (770 Washington Blvd fka 150 River Dr) Block 7302, Lots 3.11, 3.12, 3.16 & 3.05

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD