

CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the August 23, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Gonzalez, Green, Cruz, Lipski, Gangadin, Allen, Langston*
4. Swear in Staff Case
5. Correspondence
6. OLD BUSINESS

a. Case: P22-121

<https://data.jerseycitynj.gov/explore/dataset/p22-121-99-arlington-avenue-1-year-extension/information/>

For: One (1) Year Site Plan Extension

Address: 99 Arlington Avenue

Applicant: Usher Levy

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP PP

Block: 23602 Lot: 4

Zone: R-1

Description: The Applicant is seeking a one (1) year extension to their application for a Minor Subdivision with "C" Variance. The extend minor subdivision approval proposed expiration date is June 1, 2023.

Approved with conditions 7-0

b. Case: P22-096

<https://data.jerseycitynj.gov/explore/dataset/p22-096-248-250-academy-street-2022/information/>

For: One (1) Year Site Plan Extension

Address: 248-250 Academy Street

Applicant: GOPALJI, LLC / DVSRD, LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 12204 Lot: 1, 30

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

Description: The Applicant is seeking a one (1) year site plan extension to the Preliminary and Final Major Site Plan approval with Deviations and Conditions granted under case number P19-167.

Variance(s): None

Approved with conditions 7-0

7. ADJOURNMENTS

a. Case: P22-105

<https://data.jerseycitynj.gov/explore/dataset/p22-105-14-18-van-reipen-avenue-2022/information/>

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 September 6, 2022 meeting with preservation of notice

8. **NEW BUSINESS**

9. Review and discussion of Jin Jung as a Certified Artist.

<https://data.jerseycitynj.gov/review-and-discussion-of-jin-jung-as-a-certified-artist/information/>

Approved; Recommended to City Council 7-0

10. Case: P21-020

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p21-020-80-112-mcgovern-drive-2021/information/>

For: Court Ordered Remand to Planning Board (Docket No.: L – 3126-21)

Address: 80 & 112 McGovern Drive

Applicant: Liberty Harbor Park Associates, LLC

Attorney: Lisa John-Baptiste, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 21506 Lot: 3, 4

Zone: Liberty Harbor RDP

Description: Remand related to litigation over previous approval granted in June 2021 for limited additional findings of the Board to: (a) provide direction or to clarify which types of signs may be permitted at the Property site; and (b) clarify the issue relating to the monument sign along Thomas McGovern Drive as it relates to the C(1) or C(2) variance approved by the Planning Board in the 2021 Approval

Remand Approved 7-0

11. Case: P19-195

<https://data.jerseycitynj.gov/explore/dataset/p19-195-50-dev-street-2022/information/>

For: Preliminary and Final Major Site Plan

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.

Decision: Approved with conditions 7-0

12. Case: P22-007

<https://data.jerseycitynj.gov/explore/dataset/p22-007-200-204-monticello-ave-2022/information/>

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

Decision: Approved with conditions 7-0

13. Case: P22-050

<https://data.jerseycitynj.gov/explore/dataset/789-westside-avenue-p22-050-panning-board-2022/information/>

For: Minor Site Plan

Address: 789 Westside Avenue

Applicant: Patel, Vimal & Kantaben

Attorney: Robert P. Weinberg, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 14705 Lot: 11

Zone: Neighborhood Commercial

Description: Construction of a new three story 5-unit mixed use building with ground floor commercial (744.25 square feet) in the NC Zone.

Decision: Approved with conditions 7-0

14. Case: P22-113

<https://data.jerseycitynj.gov/explore/dataset/p22-113-2935-2955-john-f-kennedy-boulevard-2022/information/>

For: Minor Site Plan with "c" Variances

Address: 2935-2955 John F. Kennedy Boulevard

Applicant: Englewood Health

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9403 Lot: 15, C0001

Zone: Journal Square 2060 (Zone 3 Commercial Center)

Description: Applicant is proposing three (3) exterior signs.

Variance(s): Sign Height, Sign Size, Number of Signs

Decision: Approved with conditions 7-0

15. Case: P22-122

Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan. Changes to the plan will include the creation of a corner bonus specific to six (6) locations within Zone 3: Commercial Center. The bonus would allow for four (4) additional floors for commercial uses only (including: office, medical office, professional office, retail services, education uses, art galleries, government uses, child and adult day care centers, theatres, hotel uses, and parking).

<https://data.jerseycitynj.gov/explore/dataset/p22-122-journal-square-2060-rdp-plan-amendm/information/>

Carried to September 6, 2022 meeting

16. Case: P22-132

Review and discussion of the Report Concerning the Determination of Block 11401, Lot 25 As An Area in Need of Rehabilitation. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/block-11401-lot-13-designation-study/information/>

Approved; Recommended to City Council 7-0

17. Case P22-133

Review and discussion of the Report Concerning the Determination of the Block 11606 Study Area As an Area in Need of Redevelopment With or Without the Power of Condemnation.

<https://data.jerseycitynj.gov/explore/dataset/72-montgomery-st-redevelopment-designation/information/>

Approved; Recommended to City Council 7-0

18. Case: P22-030

<https://data.jerseycitynj.gov/explore/dataset/p22-030-535-monmouth-street/information/>

For: Preliminary and Final Major Site Plan

Address: 535 Monmouth Street

Applicant: Newport Associates Development Company

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Liz Oppen, AICP

Block: 6902 Lot: 27

Zone: Jersey Avenue Tenth Street Redevelopment Plan | Transition District

Description: New seven (7) story, two hundred and forty-six (246) unit multi-family residential building with two hundred and twenty-two (222) parking spaces on-site.

Decision: Approved with conditions 7-0

19. Case: P22-120

<https://data.jerseycitynj.gov/explore/dataset/p22-120-415-435-summit-ave-2022/information/>

For: Administrative Amendment

Address: 415-435 Summit Avenue

Applicant: TRG 425 Summit, LLC / Summit & Sip, LLC

Attorney: Eugene T. Paolino, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 10704 Lot: 2, 6

Zone: Journal Square 2060 (Zone 3: Commercial Center)

Description: The Applicant is seeking an Administrative Amendment to the Preliminary and Final Major Site Plan with Deviations granted under P20-098 and the Administrative Amendment granted under P21-140. The Applicant is seeking a further Administrative Amendment to the ground and basement floor plans, resulting from the relocation of transformer banks from below sidewalk to the interior of the building as per PSEG requirements and subsurface conditions.

Variance(s): None

Decision: Approved with conditions 7-0

20. Case: P22-093

<https://data.jerseycitynj.gov/explore/dataset/p22-093-100-summit-place-2022/information/>

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

Address: 100 Summit Place

Applicant: Summit Greenwich Urban Renewal, LLC

Attorney: Richard H. Kaplan, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 30306 Lot: 8

Zone: Greenville Industrial Redevelopment Plan

Description: Proposed construction of a 47,677 square feet one (1) story warehouse addition to existing warehouse/office facility. The proposed addition will have a partial second floor office (8,081 square feet).

Variance(s): Parking Location, Parking/Loading Design Guidelines, Sign Requirements

Carried to September 6, 2022 meeting with preservation of notice

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

1. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan #P20-145, submitted by 170 Monticello LLC (170 Monticello Ave) block 16803 lots 76,76,77

2. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan #P21-046, submitted by 330 MLK LLC (326-330 MLK Dr) block 22605 lot 32

3. Resolution the Planning Board of the City of Jersey City approving amendment to final major site plan with deviations #P21-108, submitted by Overlook LLC (32 Oakland Ave) block 8203 lot 1.01

4. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan with 'c' variances #P21-141, submitted by 225 Montgomery LLC (225 Montgomery St) block 14101 lot 12

5. Resolution the Planning Board of the City of Jersey City approving conditional use Class 5 cannabis retailer #P22-055, submitted by Jersey Leaf LLC (552-554 West Side Ave) block 19301 lot 67

6. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan with 'c' variances #P22-075, submitted by Garden State Episcopal Community Development Corp nka Garden State Community Development Corp (307 Bergen Ave) block 22405 lot 4

7. Resolution the Planning Board of the City of Jersey City for approval and recommendation of 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 #P22-103

8. Resolution the Planning Board of the City of Jersey City approving minor site plan with 'c' deviations #P22-113, submitted by Englewood Hospital and Medical Center Inc (2935-2955 John f Kennedy Blvd) block 9403 lot 15

9. Resolution the Planning Board of the City of Jersey City for approval and recommendation of proposed amendments to the signage regulations in the Journal Square 2060 Redevelopment Plan

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD