

## CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the September 6, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Lipski, Cruz, Gonzalez, Desai, Gangadin, Green*
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS
  - a. Case: P22-138  
<https://data.jerseycitynj.gov/explore/dataset/one-1-year-extension-for-30-river-court-p22-138-planning-board-application-2022/information/>  
For: One (1)-Year Extension  
Address: 30 River Court  
Applicant: T.A. Pool LLC  
Attorney: Maria P. Vallejo, Esq.  
Review Planner: Cameron Chester Black, AICP, PP  
Block: 7302 Lot: 33, 34, 44, 45, 46, and 58  
Zone: Newport Redevelopment Plan  
Description: Construction of a private swimming pool for tenants. Previously approved under P20-056.  
**Approved 6-0 (Langston no vote)**
  - b. Case: P22-109  
<https://data.jerseycitynj.gov/explore/dataset/p22-109-684-700-newark-avenue-three-one-year-extensions/information/>  
For: Two One (1)-Year Extensions  
Address: 684-700 Newark Avenue  
Applicant: Eastern International College  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Cameron Chester Black, AICP, PP  
Block: 6502 Lot: 12 and 13.01  
Zone: Saint John's Redevelopment Plan  
Description: Two One-year Extensions of Landscaping and Parking lot improvements formerly approved under case P18-159.  
**Approved 6-0 (Langston no vote)**
8. NEW BUSINESS
9. Case: P22-122  
<https://data.jerseycitynj.gov/explore/dataset/p22-122-journal-square-2060-rdp-plan-amendm/information/>  
For: 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 three (3) 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). **Approved; Recommended to City Council 6-0 (Langston no vote)**
10. Case: P22-093  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-review-p22-102-section-31-review-153-phillip-street-2/information/>  
For: Section 31 Review  
Address: 153 Phillip Street  
Applicant: Hudson County Schools of Technology  
Attorney: Jack Dineen, Esq.

Review Planner: Mallory Clark-Sokolov, AICP PP

Block: 21504 Lot: B

Zone: Liberty Harbor Redevelopment Plan, Science and Technology District

Description: Hudson County Schools of Technology is proposing a new vocational high school CTE academy for (400) students. The building is three story with a partial fourth story comprising of administrative services, student services, physical education, food service, CTE education, as well as general classrooms and large component spaces.

**Approved – Comports with Master Plan 7-0**

11. 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

**Testimony Taken; Carried to October 25, 2022 meeting with preservation of notice**

12. 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, Floor to ceiling height for ground floor

**Decision: Approved with conditions 7-0**

13. Case: P22-136

<https://data.jerseycitynj.gov/explore/dataset/p22-136-808-pavonia-avenue-preliminary-and-final-major-subdivision/information/>

For: Preliminary and Final Major Subdivision with "c" variances

Address: 808 Pavonia Ave, 132-140 Van Reipen Ave, 12 Bryan Pl, 813 Pavonia Ave, 270 Magnolia Ave

Applicant: KRE/Silverstein 808 Pavonia LLC

Attorney: James C. McCann, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 9404; 10601 Lot(s): 34,35,41 (Block 9404) and 38,39 (Block 10601)

Zone: Journal Square 2060 Redevelopment Plan – Zone 10

Description: Preliminary and Final Major Subdivision Approval to consolidate and subdivide 5 lots into 2 lots to permit approval and construction of two-phase mixed-use project

Variance(s): Maximum Shape Factor

**Testimony Taken; Carried to October 11, 2022 meeting with preservation of notice**

14. Case: P22-137

<https://data.jerseycitynj.gov/explore/dataset/p22-137-808-pavonia-avenue-preliminary-and-final-major-site-plan/information/>

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

Address: 808 Pavonia Ave, 132-140 Van Reipen Ave, 12 Bryan Pl, 813 Pavonia Ave, 270 Magnolia Ave, 54 Journal Sq

Applicant: KRE/Silverstein 808 Pavonia LLC

Attorney: James C. McCann, Esq

Review Planner: Tanya Marione, AICP, PP

Block: 9404 and 10601 Lot: 34, 35, 41 (Block 9404) and 38, 39, 41 (Block 10601)

Zone: Journal Square 2060 Redevelopment Plan – Zone 10

Description: Preliminary and Final Major Site Plan approval for Phase 1 and Phase 2 of a two-phase, mixed-use project to permit a total of approximately 1,189 units, 369 parking spaces, 9,194 sq ft of gallery and café space, and 47 signs. The project also proposes the construction of a Pavonia Avenue to Van Reipen Avenue Street connector, a public pedestrian walkway and alternative PATH access corridor, public open space, a public access easement, and a dog park. Phase 1 will include 595 units, 6,194 sq ft of gallery and café space, 244 parking spaces, 26 signs and construction of a portion of the public pedestrian walkway and alternative PATH access corridor. Phase 2 will include 594 residential units, 125 parking spaces, 21 signs and the construction of the remainder of the pedestrian walkway.

Variance(s): Screening for mechanical equipment, Overhead walkways connecting buildings, Maximum height for ground floor storefront bulkheads, Minimum percentage of transparent glass for a storefront façade, Minimum ground floor floor-to-ceiling height, Maximum percentage of first floor frontage along a public right of way dedicated to meter rooms and blank walls, Street tree planting, Required curb and seating wall for landscaping, Required retaining walls or privacy walls along the Zone 4 boundary, Building 2 required to align with front facades along the south side of Pavonia Ave, Minimum pedestrian clearance between site 7 and Zone 4, Minimum pedestrian clearance for between Site 7 and Bryan Pl, Maximum ft turning radii at approximate right-angle turns, Head-in/Head-out loading and parking facilities, Maximum exterior sign per store front on each store frontage, Maximum sign height for directional and gallery uses, Maximum number of signs for directional and building signage, Maximum size of signage for directional and building signage, Freestanding signs and monument signs, Window signage, Signage material for clocktower, internally illuminated signage, Required signage for parking garage entrance, and required concrete sidewalk tinting

**Testimony Taken; Carried to October 11, 2022 meeting with preservation of notice**

15. For: P22-135

<https://data.jerseycitynj.gov/explore/dataset/p22-135-665-669-grand-st/information/>

Address: 665-669 Grand Street

Applicant: Mecca Realty Properties Inc

Attorney: Stephen Joseph

Review Planner: Matt Ward, PP, AICP

Block: 17301

Lot: 4 and 5

Zone: Morris Canal Redevelopment Plan

Description: New four-story mixed-use building with 23 residential dwelling units, 4,136 square feet of ground floor commercial and seven (7) off-street parking spaces.

**Carried to September 20, 2022 meeting with preservation of notice**

16. Case: P22-008

<https://data.jerseycitynj.gov/explore/dataset/p22-008-95-greene-street-minor-site-plan-2022/information/>

For: Minor Site Plan

Address: 95 Greene Street

Applicant: 95 Greene, LLC

Attorney: Charles Harrington, Esq.

Review Planner: Cameron Chester Black, AICP, PP

Block: 14303 Lot: 2

Zone: Colgate Redevelopment Plan

Description: Applicant is proposing a new aluminum awning to be installed over the outdoor dining area of the restaurant "Honshu Sushi."

**Carried to September 20, 2022 meeting with preservation of notice**

17. Case: P22-106  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-106-420-ogden-avenue-2022/information/>  
For: Minor Subdivision  
Address: 420 Ogden Avenue  
Applicant: Rajesh K Bandari  
Attorney: Eugene O'Connell, Esq.  
Review Planner: Mallory Clark-Sokolov, PP, AICP  
Block: 2404                      Lot: 38  
Zone: R-1  
Description: Demolition of existing structure and subdivision of 50ft x 109ft lot into two conforming 25 x 109ft lots  
**Carried to September 20, 2022 meeting with preservation of notice**
18. Case: P22-119  
<https://data.jerseycitynj.gov/explore/dataset/p22-119-550-560-tonnele-avenue-2022/information/>  
For: Preliminary and Final Major Site Plan with "c" Variances  
Address: 550-560 Tonnele Avenue  
Applicant: Marttine Management, LLC  
Attorney: Frank Rivellini, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 3302      Lots: 14, 15, 16, 17, 18, 19  
Zone: HC Highway Commercial  
Description: Proposed construction of a new two (2) story building with commercial/retail on the ground floor and office space on the second floor. The site will also include seventeen (17) parking spaces.  
Variance(s): Minimum Side Yard Setback, Minimum Rear Yard Setback  
**Carried to September 20, 2022 meeting with preservation of notice**
19. Memorialization of the following Resolutions are available upon request at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)
1. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan #P19-195, submitted by Mana Contemporary Tribeca West Urban Renewal LLC (50 Dey St) block 7701 lot 5
  2. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviations #P20-085, submitted by 303 First Street LLC (303-311 First St) block 12701 lots 8,9,10,12
  3. Resolution the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviation #P22-007, submitted by Monticello 200 LLC (200-204 Monticello Ave) block 16801 lots 45,46,47
  4. Resolution the Planning Board of the City of Jersey City approving minor site plan #P21-165, submitted by 292 Grand St LLC and Nainil N Bhadiyadara (292 Grand St) block 14105 lot 3
  5. Resolution the Planning Board of the City of Jersey City approving minor subdivision #P22-026, submitted by 90 Bergen LLC (90 Bergen Ave) block 24095 lot 2
  6. Resolution of the Planning Board of the City of Jersey City Approving Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan to create a corner bonus at three (3) locations within Zone 3, Commercial Center
  7. Corrective Resolution the Planning Board of the City of Jersey City to the resolution for approval of amendments to preliminary and final major site plan with deviations #P22-051, submitted by Wave Building LLC (30 Park Lane North) block 7302 lot 3.13
20. Executive Session, as needed, to discuss litigation, personnel or other matters
21. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD