

CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the October 25, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call –*Langston, Gonzalez, Gangadin, Cruz, Lipski, Desai, Torres*
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS

a. Case: P21-153

<https://data.jerseycitynj.gov/explore/dataset/p21-153-215-warren-street-2022/information/>

For: Minor Site Plan with Variances

Address: 215 Warren Street

Applicant: 215 Warren LLC

Attorney: Joseph Cauda, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 14202 Lot: 22

Zone: Paulus Hook Historic District

Description: New construction of four (4) story, four (4) unit structure on a corner lot.

Variances: front yard setback, rear yard setback, lot coverage

Carried to November 15, 2022 meeting without preservation of notice

b. Case: P22-110

<https://data.jerseycitynj.gov/explore/dataset/p22-110-511-newark-avenue-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 511 Newark Avenue

Applicant: 511 Newark Ave, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9706 Lot: 6

Zone: NC Neighborhood Commercial

Description: Proposed five (5) story building with ground floor commercial and forty (40) efficiency dwelling units in the floors above.

Carried to November 15, 2022 meeting with preservation of notice

7. OLD BUSINESS

a. 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

Decision: Approved with conditions 7-0

b. Case: P22-151

<https://data.jerseycitynj.gov/explore/dataset/p22-151-367-10th-street-2-year-extension-2022/information/>

For: 2-Year Extension

Address: 367 10th street

Applicant: 360 9 Street, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 6902 Lot: 29

Zone: Ninth Street II

Description: seven (7) story residential building containing fifty-four (54) residential units and ground floor parking.

Decision: Approved with conditions 7-0

8. NEW BUSINESS

9. Case: P22-034

<https://data.jerseycitynj.gov/explore/dataset/p22-034-1-second-street-preliminary-and-final-major-site-plan-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 1 Second Street

Applicant: Portofino Condominium Association, Inc.

Attorney: Tiffany L. Byczkowski, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 11603 Lot: 34

Zone: Harsimus Cove Station RDP

Description: The project is a site improvement project consisting of repaving the driveway & parking lot located on the premises. The improvements include; replacement of concrete, improvements to pedestrian access, resurfacing of asphalt, revitalization of green space, introduction of a safe dog-walk area for the residents, and more.

Decision: Approved with conditions 7-0

10. Case: P22-130

<https://data.jerseycitynj.gov/explore/dataset/p22-130-333-washington-street-2022/information/>

For: Conditional Use

Address: 333 Washington Street

Applicant: KAY 321 Washington Properties LLC

Attorney: James McCann, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 11611 Lot: 2

Zone: Powerhouse Arts District Redevelopment Plan

Description: Implementation of 460 sf public parklet fronting Washington Street including seating, landscaping, planters, trash receptacles, and a pedestal for public art pursuant to ordinance #22-031

Decision: Approved with conditions 7-0

11. Case P22-131

<https://data.jerseycitynj.gov/explore/dataset/p22-131-1-exchange-place-2022/information/>

For: Minor Site Plan (Signage Application)

Address: 1 Exchange Place

Applicant: One Oncology East LLC

Attorney: Gerard D. Pizzillo

Review Planner: Timothy Krehel, AICP PP

Block: 14502 Lot: 1

Zone: Exchange Place Redevelopment Plan

Description: The Applicant is seeking Minor Site Plan Approval regarding proposed signage connected to its new medical office at the Property.

Variances: None

Decision: Approved with conditions 7-0

12. Case: P22-097

<https://data.jerseycitynj.gov/explore/dataset/p22-097-400-420-marin-blvd/information/>

For: Preliminary and Final Major Subdivision and Preliminary and Final Major Site Plan with variances

Address: 400-420 Marin Boulevard

Applicant: Hudson Exchange Phase 2, LLC & Hudson Exchange Block 4, LLC

Attorney: W. Nevins McCann & Robert A. Verdibello

Review Planner: Matt Ward, PP, AICP

Block: 11603 Lots: 3, 47, 50, and 51

Zone: Harsimus Cove Station Redevelopment Plan Area – West District

Description: Proposed subdivision of the overall property and development of “Block 3” within the Plan Area with a 60-story tower with 802 dwelling units on a base containing tenant amenities, 538 off-street parking spaces, 12 loading spaces, and 118,401 square feet of retail space inclusive of a new Shop Rite supermarket, as well as creation of public open space, 6th street plaza, and new roads. This site is part of a multi-phase redevelopment of the Metro Plaza center.

Variances: Rooftop mechanical screening; masking or wrapping of retail spaces; Required Marin Blvd frontage, entrances, access and retail glazing; permitted building attachments; first floor building heights; façade articulation; blank wall prohibition; maximum driveway width; maximum residential signage area and number of signs; maximum parking facility signage area; and minimum floor-to-ceiling heights.

Decision: Approved with conditions 7-0

13. Case: P22-142

Review and discussion of Report Concerning the Determination of the Ocean Avenue Ward A Study Area (Expansion of Ocean Avenue South Redevelopment Plan) as an Area in Need of Redevelopment with the power of condemnation and as an Area in Need of Rehabilitation. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/ocean-avenue-south-ward-a-expansion-area-in-need-of-redevelopment-report/information/> **Approved; Recommended to City Council 6-1**

14. Case P22-171

Review and discussion of amendments to the Jersey Avenue Light Rail Redevelopment Plan to clarify the

Inclusionary Zoning requirements.

<https://data.jerseycitynj.gov/explore/dataset/p22-171-jersey-avenue-light-rail-amendment-izo-clarification/information/> **Approved; Recommended to City Council 7-0**

15. Case: P21-035

<https://data.jerseycitynj.gov/explore/dataset/p21-035-362-364-6th-street-2022/information/>

For: Final Major Site Plan with 'c' Variance(s)

Address: 362-364 6th Street

Review Planner: Francisco Espinoza / Lindsey Sigmund, PP, AICP

Block: 9803 Lot: 08

Zone: Enos Jones Redevelopment Plan

Description: Applicant proposed to develop a seven (7) story residential building with seventeen (17) dwelling units, and seven (7) parking spaces with a first-floor parking garage.

Variances: Lot coverage, stories, drive aisle width, parking, compact parking dimensions, garage entry setback and planter box/bollard requirement

Carried to November 15, 2022 meeting with preservation of notice

16. Case: P22-152

<https://data.jerseycitynj.gov/explore/dataset/p22-152-692-route-440-administrative-amendment/information/>

For: Final Site Plan Amendment Approval with "c" variances

Address: 682 Route 440 and 11 Bennett Street

Applicant: Myneni Properties, LLC

Attorney: Charles Harrington, III, Esq.

Review Planner: Liz Oppen, AICP

Block: 9803 Lot: 08

Zone: Water Street Redevelopment Plan | High Rise Zone

Description: Amendment to approved fifteen (15) story mixed use building, with 218 residential units.

Amendment to address DEP concern with below grade parking in the flood zone.

Variances: Building height, commercial floor to ceiling height

Carried to November 15, 2022 meeting with preservation of notice

17. Case P22-116

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-116-252-central-avenue-2022/information/>

For: Preliminary + Final Major Site Plan with Variance

Address: 252 Central Avenue

Applicant: AK 471, LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 07307 Lot: 4404

Zone: NC

Description: Construction of a new five (5) story mixed-use building with eight (8) dwelling units over round floor commercial

Variances: Rooftop Appurtenance Coverage

Carried to November 15, 2022 meeting with preservation of notice

18. Case P22-117

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-117-253-central-avenue-2022/information/>

For: Minor Site Plan with Variance

Address: 253 Central Avenue

Applicant: 99 Forest Avenue

Attorney: Benjamin Wine, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 3701 Lot: 34

Zone: NC

Description: Construction of a new five (5) story, eight (8) unit structure with ground floor retail space

Variances: Rooftop Appurtenance Coverage

Carried to November 15, 2022 meeting with preservation of notice

19. Case P22-039

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-039-477-monmouth-street-2022/information/>

For: Minor Site Plan

Applicant: 477 Monmouth SPE, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 9908 Lot: 28

Zone: R5

Description: Four (4) story, four (4) unit structure with no parking
Carried to November 15, 2022 meeting with preservation of notice

20. Case: P22-092

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-092-279-communipaw-avenue-2022/information/>

For: Minor Site Plan

Address: 279 Communipaw Avenue

Applicant: 279 Communipaw Realty, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 20303 Lot: 21

Zone: Morris Canal Redevelopment Plan

Description: 197.6 SF expansion of existing three dwelling unit, four story building resulting in a 2,397.9 SF four-unit dwelling.

Carried to November 15, 2022 meeting with preservation of notice

21. Case: P22-084

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-084-292-whiton-street-2022/information/>

For: Minor Site Plan and "c" Variance

Address: 292 Whiton Street

Applicant: 292 Whiton Street, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 20301 Lot: 7

Zone: Morris Canal Redevelopment Plan

Description: New construction of a two-family, three-story residential building totaling approximately 2,989 square feet on vacant land.

Variances: Minimum side yard setback, minimum rear yard setback, and maximum building lot coverage.

Carried to November 15, 2022 meeting with preservation of notice

22. Case: P22-064

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-064-138-griffith-street-2022/information/>

For: Conditional Use License

Address: 138 Griffith Street

Applicant: Uforia, LLC

Attorney: Zachary M. Rosenberg, Esq

Review Planner: Francisco Espinoza

Block: 2901 Lot: 21

Zone: Central Ave Block 2901 (Zone 3 & Zone 1 Overlay)

Description: Proposed Class 5 Cannabis Retailer Microbusiness at an existing ground floor retail space that currently is a vacant retail store.

Carried to November 15, 2022 meeting with preservation of notice

23. Case: P22-071

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-071-447-central-ave-2022/information/>

For: Conditional Use License

Address: 447 Central Ave

Applicant: Micheal Fernandes & Brian Philipson

Attorney: Stephen Joseph, Esq.

Review Planner: Francisco Espinoza

Block: 1507 Lot: 23

Zone: NC- Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer at an existing ground floor retail space that currently is an existing retail store.

Carried to November 15, 2022 meeting with preservation of notice

24. Case: P22-143

<https://data.jerseycitynj.gov/explore/dataset/p22-143-99-storms-avenue-2022/information/>

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

Address: 99 Storms Avenue

Applicant: 99 Storms Development, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 15003 Lot: 18.01

Zone: NC Neighborhood Commercial

Description: Amendments to a previously approved six (6) story building containing fifty (50) units. Proposed amendments include replacement of five (5) previously approved parking spaces with retail, minor facade changes, addition of amenity roof deck and interior reconfigurations.

Variance(s): Set back (Roof top appurtenances), Parking

Carried to November 15, 2022 meeting with preservation of notice

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

1. Resolution of the Planning Board of the City Of Jersey City approving minor site plan with deviations #P22-083, submitted by 195 Bay Street Associates LLC (195 Bay St) block 11507 lot 4
2. Resolution of the Planning Board of the City Of Jersey City approving minor subdivision #P22-106, submitted by Rajesh K. Bandari (420 Ogden Ave) block 2404 lot 38
3. Resolution of the Planning Board of the City Of Jersey City approving preliminary and final major site plan and major subdivision #P22-097, submitted by Hudson Exchange Phase 2, LLC (400-420 Marin Blvd) block 11603 lot 50 (as subdivided new lot 50.01) and Lot 5 (as subdivided new lot 51.01)
4. Resolution of the Planning Board of the City Of Jersey City approving site plan extension #P22-147, submitted by Leontarakis JC 440 Real Estate (405 Route 440) block 24602 lot 1
5. Resolution of the Planning Board of the City Of Jersey City in the matter of amendments to the Luis Munoz Marin Boulevard Redevelopment Plan regarding District 2 Urban Design and Historic Preservation Standards heard on October 11, 2022 #P22-173
6. Resolution of the Planning Board of the City Of Jersey City in the matter of creation and adoption of the Sixth Street Embankment Redevelopment Plan allowing for open space, trail, and transit uses and a mixed-use development project #P22-174

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

27. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD