

PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the November 29, 2022

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Gangadin, Lipski, Cruz, Gonzalez*
4. Swear in Staff Case
5. Correspondence
6. **ADJOURNMENTS**
7. **OLD BUSINESS**
8. Case: P22-193
<https://data.jerseycitynj.gov/explore/dataset/p22-193-2-sixth-street/information/>
For: Extension of Minor Subdivision
Applicant: Newport Associates Development Company
Attorney: Francis X. Regan
Review Planner: Matt Ward, PP, AICP
Block: 7302
Lot: 43 & 55
Zone: Newport Redevelopment Plan and Harsimus Cove Station Redevelopment Plan
Description: Requested extension of time to file minor subdivision deed. Approval first granted by Planning Board under case P20-058 on 3/15/22 and memorialized in resolution adopted on 4/26/22. Subdivision was for two lots into four lots.
Decision: Approved with conditions 5-0
9. NEW BUSINESS
10. Case: P22-126
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-126-351-marin-blvd-2022/information/>
For: Minor Site Plan and “c” Variance
Address: 351 Marin Blvd.
Applicant: BV NJ, LLC
Attorney: Benjamin Wine, Esq.
Review Planner: Cameron Black, PP, AICP
Block: 11508 Lot: 3.01
Zone: Morgan/Gove/Marin Redevelopment Plan
Description: The Applicant seeks approval to erect three (3) channel signs and one (1) blade sign to the exterior of the existing building, a portion of which is intended to be used as a veterinary office.
Variances: (1) Number of wall-mounted (2) Window signage coverage greater than permitted (20% permitted;); (3) Blade sign projection greater than permitted (15 in. permitted; 2 ft. 6 in. proposed); and (4) Proposed internally illuminated signage where same is not permitted.
Decision: Approved with conditions 5-0
11. 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 December 13, 2022 with preservation of notice
12. 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.
Decision: Approved with conditions 5-0

13. Case: P22-084

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-084-292-whitton-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.

Decision: Approved with conditions 5-0

14. Case: P22-064

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

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.

Decision: Approved with conditions 4, 1 Abstain

15. Case: P22-071

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

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.

Decision: Approved with conditions 4, 1 Abstain

16. 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

Decision: Approved with conditions 5-0

17. Case: P21-035

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

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

Address: 362-364 6th Street

Applicant: 362-364 6TH Street, LLC

Attorney: Charles Harrington, III, Esq.

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

Decision: Approved with conditions 4, 1 Abstain

18. Case: P21-007

<https://data.jerseycitynj.gov/explore/dataset/p21-007-80-water-street/information/>

For: Preliminary and Final Major Site Plan, Preliminary and Final Major Subdivision

Address: 80 Water Street

Applicant: Route 440 Developers LLC

Attorney: Eugene Paolino, Esq.

Review Planner: Liz Oppen, AICP

Block: 21701 Lot: 1, 13, 14, 17, 24 & 25

Zone: Route 440 - Culver Redevelopment Plan | Mid-Rise B, High-Rise

Description: Proposed subdivision to create five (5) lots, new streets and the Hudson Bergen Light Rail extension right-of-way. Proposed multi-phase, mixed-use development comprised of high-rise commercial and residential buildings, plaza and open space. Phase I – 30 story, 473 units. Phase II (2 towers) – 38 and 55 stories, 1,567 units, 180,000 sf mall. Phase III – 55 story, 1,039 units (3,079 total units).

Variances: None

Carried to January 10, 2023 with preservation of notice

19. Case: P22-082

<https://data.jerseycitynj.gov/explore/dataset/p22-082-169-culver-avenue-2022/information/>

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

Address: 169 Culver Avenue

Applicant: LLCK Investment Ventures, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 22102 Lot: 16

Zone: West Side Avenue Redevelopment Plan

Description: Proposed Development of a new four (4) story mid-rise development containing seven (7) dwelling units and six (6) parking spaces.

Variance(s): Minimum Lot Size, Minimum Lot Width, Side Yard Setback, Rear Yard Setback, Maximum Building Coverage, Minimum Required Parking, Maximum Permitted Driveway Width

Carried to December 13, 2022 with preservation of notice

20. Case: P22-153

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-153-100-tuers-avenue-2022>

For: Administrative Amendment

Address: 100 Tuers Avenue

Applicant: 100 Tuers Avenue Associates, LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Francisco Espinoza

Block: 12203 Lot: 20.01 (Formerly Lots 20 & 21)

Zone: Journal Square 2060 Redevelopment Plan

Description: Applicant was previously approved to construct a new six (6) story multi-family with thirty-eight (38) residential units. Applicant is now seeking administrative amendment approval to make minor foundation changes, ground floor layout changes, and to clarify façade material dimensions and joint locations.

Carried to December 13, 2022 with preservation of notice

21. Case: P22-114

<https://data.jerseycitynj.gov/explore/dataset/p22-114-585-route-440-or-planning-board-application/information/>

For: Preliminary and Final Major Site Plan

Address: 585 Route 440

Applicant: Hudson Nissan c/o Calli Law, LLC

Attorney: Simone Calli, Esq.

Review Planner: Liz Oppen, AICP

Block: 21901 | 16001 Lot: 1 & 2 | 6-8

Zone: Marine Industrial Redevelopment Plan and WPD

Description: Vertical addition of approximately 11,000 sf to an existing auto dealership.

Variance(s): Green Area Ratio

Carried to December 13, 2022 with preservation of notice

22. Case: P21-149

<https://data.jerseycitynj.gov/explore/dataset/p21-149-359-361-johnston-ave/information/>

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

Address: 359-361 Johnston Ave

Applicant: 359-361 Johnston LLC

Attorney: Stephen Joseph

Review Planner: Matt Ward, PP, AICP

Block: 17403

Lot: 1

Zone: Lafayette Park Redevelopment Plan

Description: Proposed mixed use six-story building with twenty (20) residential units (4 of which are affordable), 819 square feet of ground floor commercial, four (4) off-street parking spaces, and ten (10) bike parking spaces.

Variances: Rear yard setback

Carried to December 13, 2022 with preservation of notice

23. Case: P22-014

<https://data.jerseycitynj.gov/explore/dataset/p22-014-80-journal-square/information/>

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

Address: 80 Journal Square

Applicant: 80 Journal Square Partners LLC

Attorney: W. Nevins McCann & Robert A Verdibello

Review Planner: Matt Ward, PP, AICP

Block: 9403

Lot: 16

Zone: Journal Square 2060 Redevelopment Plan

Description: Proposed mixed use twenty-eight (28) story tower with four hundred (400) dwelling units (40 of which are to be affordable), 3,030 square feet of ground floor commercial, two stories of office space by utilizing the office space bonus totaling 17,130 square feet of office, 203 bike parking spaces, public plaza, and zero off-street parking or loading areas. This proposal triggers the Inclusionary Zoning Ordinance (IZO). The project site is the existing CH Martin retail store, a parcel over tracks owned and operated by the Port Authority Trans Hudson Corporation (PATH).

Variances: Maximum building height; height of floor to top of rooftop enclosed amenity space; non-residential first floor height within 30' of rear lot line; front yard tower setback; side yard tower setback; residential tower diagonal dimension; tower setback from lot line of lower density zone; loading requirements; Height of rooftop appurtenances

Carried to December 13, 2022 with preservation of notice

24. Case: P22-157

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-157-324-whiton-street-2022/information/>

For: Minor Site Plan

Address: 324 Whiton Street

Applicant: 95 Webster JC, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 19005 Lot: 26

Zone: Morris Canal Redevelopment Plan

Description: Expansion of an existing three (3) story, single family dwelling into a three (3) story, two (2) family home.

Carried to December 13, 2022 with preservation of notice

25. Case: P22-053

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-053-610-communipaw-avenue-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 610 Comunipaw Ave

Applicant: 610 Communipaw NJ, LLC

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza

Block: 17905 Lot: 23

Zone: Jackson Hill Redevelopment Plan (Neighborhood Mixed-Use)

Description: Applicant proposes four (4) Story mixed-use building with 690 SF of ground floor commercial space and ten (10) residential units.

Carried to December 13, 2022 with preservation of notice

26. Case: P22-098

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-098-146-148-cator-avenue-2022/information/>

For: Minor Subdivision with "c" Variance

Address: 146-148 Cator Ave

Applicant: Solomon Silberstein

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza

Block: 28201 Lot: 18

Zone: R-1

Description: Applicant proposes to subdivide existing 6,561 SF lot (50.65 X127.18) into two new lots. Lot 18.01 will be 3,331 SF (25 X13.23) Lot 18.02 will be 3,230 SF (25 X127.18) and shall maintain the existing two-unit dwelling unit on the existing lot.

Variances: Lot Coverage for lot 18.01. Side yard setback and Lot Coverage on lot 18.02.

Carried to December 13, 2022 with preservation of notice

27. 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 variances #P21-153, submitted by 215 Warren LLC (215 Warren St) block 14202 lot 22
2. Resolution of the Planning Board of the City of Jersey City approving two year extension for prior approvals #P22-156, submitted by Ankit Jain and Angel Jain (310 4th St) block 11207 lot 15
3. Resolution of the Planning Board of the City of Jersey City approving extension of final major site plan #P22-151, submitted by 360 9 Street llc (367 10th St) block 6902 lot 29 qualifier c0003
4. Resolution of the Planning Board of the City of Jersey City approving minor site plan #P22-010, submitted by Quach Brothers LLC (126 Baldwin Ave) Block 12309 lot 1
5. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan #P22-034, submitted by The Portofino Condominiums Association, Inc (1 Second St) block 11603 lot 34
6. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major sire plan and major subdivision #P22-097, submitted by Hudson Exchange Phase 2, LLC (400-420 Marin Blvd) block 11603 lots 50 (as subdivide new lot 50.01) lot 51 (as subdivide new lots 51.01)

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

29. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD