

JERSEY CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the February 15, 2022 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Gonzalez, Gangadin, Allen, Lipski, Toress, Desai*
4. Swear in Staff Case:
5. Correspondence
6. NEW BUSINESS

7. Case: P22-011
 - For: Administrative Amendment
 - Address: 122-124 New York Ave
 - Applicant: Hudson Street Investment Realty, LLC
 - Attorney: James Burke, Esq.
 - Review Planner: Mallory Clark-Sokolov, PP, AICP
 - Block: 4501 Lot: 1
 - Zone: 325 Palisade RDP
 - Description: Changes in window fenestration necessitated by structural engineering changes made in the field during construction
 - Carried to March 8 meeting with preservation of notice; testimony taken**

8. Case: P21-140
 - 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. The Applicant is seeking to increase the residential square footage by 2,689sf thereby increasing the number of dwelling units from 386 to 390. The Applicant is also seeking to increase bicycle parking spaces from 191 to 199, to relocate amenity space to basement, to modify rooftop mechanical screening, to remove the balconies on the northeast corner units and to add private terraces and private doors to four (4) new units.
 - Decision: Approved with conditions 6-0**

9. Case: P21-122
 - For: One (1) Year Extension
 - Address: 35 Cottage Street
 - Applicant: 35 Cottage Street, LLC
 - Attorney: Charles J. Harrington III, Esq.
 - Review Planner: Timothy Krehel, AICP PP
 - Block: 7903 Lot: 19
 - Zone: Journal Square 2060
 - Description: Request to extend the Approval for the previously approved development pursuant to P18-096, which is part of a comprehensive phased development of the Homestead Extension project. The approval

was for a twenty-seven (27) story mixed use building with 329 residential units with retail/commercial uses; a synagogue/house of worship; assembly space; a pre-school and banquet hall space.

Carried to date uncertain

10. Case: P20-175

For: Preliminary + Final Major Site Plan with “c” variances

Address: 682 Route 440 and 11 Bennett Street

Applicant: Myneni Properties

Attorney: Charles Harrington III, Esq.

Review Planner: Liz Opper, AICP

Block: 20403

Lot: 1, 2

Zone: Water Street Redevelopment Plan | High Rise Zone

Description: (15) story mixed use building with two hundred eighteen (218) residential units, one hundred five (105) vehicle parking spaces.

Variations: Maximum floor to ceiling height for retail, parking located between street line and building and exterior to the building envelope, number of stories, number of parking spaces, loading area configuration

Decision: Approved with conditions 6-0

11. Case: P21-155

For: Two (2) Year Extension

Address: 351 Third Street

Applicant: Third Street JC, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 11004 Lot: 4

Zone: Neighborhood Commercial (NC)

Description: Proposed two (2)-year extension of previously approved case P19-027 for a four (4)-story mixed use building.

Decision: Approved 6-0

12. Case: P20-102

For: Preliminary and Final Major Site Plan with “c” variances

Address: 804-810 West Side Avenue

Applicant: 804 West Side Ave., LLC

Attorney: Thomas Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 14803 Lot: 1, 74, 75, 76

Zone: Neighborhood Commercial

Description: Five story mixed use building with 32 units, ground floor commercial, and 16 parking spaces

Variations: Curb Cut and Rear yard setback

Carried to March 8 meeting with preservation of notice

13. Case: P21-048

For: Minor Site Plan with Variations

Address: 294 Halladay Street

Attorney: Eugene O’Connell

Review Planner: Matt Ward, PP, AICP

Block: 2004 Lot: 33

Zone: Morris Canal Redevelopment Plan

Description: Proposed three-story two-unit building on a vacant lot that is undersized at 12.5x100 feet.

Variances: Minimum lot size and lot width

Decision: Approved with conditions 6-0

14. Case: P21-132

For: Preliminary and Final Major Site Plan w/ "c" Variances

Address: 824-826 Pavonia Avenue

Applicant: 824 Pavonia, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9404 Lot: 25, 26

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

Description: Partial demolition of an existing building and proposed construction of a five (5) story multi-family structure with twenty (20) residential dwelling units.

Variances: Minimum Lot Area, Minimum Rear Yard Setback above Ground Floor

Carried to March 8 meeting with preservation of notice

15. Case: P21-156

For: Three One-Year Extensions

Address: 51-57 Newkirk Street

Applicant: Ash Street, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Cameron Chester Black, PP, AICP

Block: 10801 Lot: 11, 12, and 13

Zone: Journal Square 2060

Description: Proposed Three One-year extensions of previously approved case P17-054 for a Six (6)-story mixed use building with 45 units.

Decision: Approved 6-0

16. Case: P21-157

For: One (1) Year Extension

Address: 570 Washington Boulevard

Applicant: 570 Washington Ground Owner LLC

Attorney: Eugene Paolino, Esq.

Review Planner: Cameron Chester Black, PP, AICP

Block: 7302.002 Lot: 3

Zone: Newport Redevelopment Plan

Description: 1 year extension previously approved P18-182 converting a level of parking into office space.

Decision: Approved 6-0

17. Case: P21-002

For: Preliminary and Final Major Site Plan

Address: 25 Clinton Avenue

Applicant: 25 Clinton Realty LLC

Attorney: Jodi M. Luciani, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 18801 Lot: 5

Zone: Scatter Site Redevelopment Plan / R-1

Description: Proposed four (4)-story multi-family building with thirty (30) residential units on a 10,678 SF lot. No parking is proposed.

3 in favor of approval (Gonzalez, Desai, Gangadin) 1 abstain (Lipski), 1 recused (Allen) , 1 opposed (Torres)

18. Case: P21-114

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

Address: 318 4th Street

Applicant: Hashemi Enterprises, LLC

Attorney: Bruce Whitaker, Esq.

Review Planner: Lindsey Sigmund, PP, AICP

Block: 11207 Lot: 10

Zone: R-5

Description: Proposed four (4)-story residential building containing four (4) units. Variances:

Front yard setback, Rear yard setback, Roof deck area

Decision: Approved with conditions 6-0

19. Case: P21-084

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

Address: 575 Washington Boulevard

Applicant: JP Morgan Chase Bank, N.A. c/o Tyler A. Deaton

Attorney: Jennifer Porter, Esq.

Review Planner: Cameron Chester Black, PP, AICP

Block: 7303 Lot: 5

Zone: Newport Redevelopment Plan

Description: Proposed fuel cell at rear of property to power building independently.

Carried to March 8 meeting with preservation of notice

20. Case: P19-194

For: Preliminary and Final Major Site Plan with variances

Address: 632-652 Grand Street

Applicant: B.J. Pwer, LLC

Attorney: Eugene P. O'Connell

Review Planner: Matt Ward, PP, AICP

Block: 15403

Lot: 12, 31 and 14

Zone: Morris Canal Redevelopment Plan

Description: Proposed 4-story mixed-use building with 48 dwelling units, 2604 sf of ground floor retail, and 22 parking spaces.

Variances: Maximum number of signs, Minimum side yard

Carried to March 8 meeting with preservation of notice

21. Case: P21-152

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

Address: 615 Pavonia Ave & 595-605 Pavonia Ave; fka 595 & 621 Pavonia Avenue &

535-539 Summit Avenue & 136 Magnolia Avenue

Applicant: Journal Square III Urban Renewal, LLC

Attorney: James C. McCann, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9501 Lot: 4.01 Qual. C001, C002, C003, fka Block 9501 Lots 4-8 and 10-16

Zone: Journal Square 2060 (Zone 1: Core)

Description: Amended preliminary/final major site plan approval with deviation for phase 3. Proposed amendments for phase 3 are detailed in the principal points.

Variances: Main entrance requirement, Parking dimensions, Glass percentage ground floor storefront, Residential floor to ceiling height, Rooftop Mechanical, Sign requirements, Sign Design, Landscaping standards.

Carried to March 8 meeting with preservation of notice

22. Case: P21-151

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

Address: 2958 Kennedy Boulevard, 67-73 Cottage Street

Applicant: Journal Square Tower, LLC

Attorney: Charles Harrington, III, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7903 Lot: 1, 2, 3, 4

Zone: Journal Square 2060 Redevelopment Plan – Zone 3: Commercial Center

Description: Applicant proposes a new thirty-one (31) story (including one permitted mezzanine level) mixed-use building, with two hundred fifty-two (252) residential units, one hundred eight (108) hotel rooms, two (2) ground floor retail spaces, office use (pursuant to office use bonus), banquet hall, restaurant use, and two hundred two (202) vehicle parking spaces.

Variances: Height, minimum rear yard setback/stepbacks, all floor levels above the ground floor no extend greater than 85' from any right-of-way, head-in/head-out loading and parking facilities design, minimum floor to ceiling height, valet parking drop off lane, permitted residential floor area, tower setback, minimum require front lot line and side lot line tower setbacks, tower on a base setback, max parking requirement.

Carried to March 8 meeting with preservation of notice

23. Case: P21-098

For: Preliminary and Final Major Site Plan

Address: 85 Amity Street

Applicant: BSREP III 85 Amity LLC – c/o Keith Edwards

Attorney: Lauren Tardanico, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 13605 Lot: 6

Zone: Montgomery Street Redevelopment Plan

Description: The Applicant intends to rehabilitate the existing industrial development. The 5.85-acre parcel is zoned Industrial or Commercial within the Montgomery Street Redevelopment Plan. The site consists of an existing +/-56,569 square foot warehouse and is paved with truck circulation drives and employee parking.

Carried to March 8 meeting with preservation of notice

24. Case: P21-147

For: One (1) Year Extension & Preliminary and Final Major Site Plan Amendment w/ "c" Variances Address: 96-110 Tonnele Avenue

Applicant: RKS Group, LLC

Attorney: Stephen Joseph

Review Planner: Timothy Krehel, AICP PP

Block: 9405 Lot: 11, 12

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

Description: One year extension with an Amendment to previously approved major site plan approval with variances. the height of the building will increase by 1 story and the total unit count will be reduced 5 units resulting in a 13-story building with 197 dwelling units and a reconfigured floor plan. Variances: Minimum rear yard setback, Floor to ceiling height

Carried to March 8 meeting with preservation of notice

25. Case: P21-121

For: Final Major Subdivision

Address: 219-221 Columbia Ave

Applicant: Silvina Indri

Attorney: N/A

Review Planner: Francisco Espinoza

Block: 603 Lot: 61

Zone: R-1

Description: Owner wants to subdivide existing lot into two separate lots.

Variances: N/A

Carried to March 8 meeting with preservation of notice

26. Case: P21-131

For: Minor Site Plan

Address: 355 Grand Street

Applicant: Jersey City Medical Center

Attorney: Robert Verdibello, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 14001 Lot: 1 and 2

Zone: Grand Jersey RDP

Description: Addition of serenity garden adjacent to Jersey Ave ROW

Variances: N/A

Carried to March 8 meeting with preservation of notice

27. P21-128

For: Preliminary and Final Major Site Plan

Address: 573 Palisade Ave

Applicant: Palisade Development, LLC

Attorney: Benjamin Wine, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 2304 Lot: 24

Zone: R2-D

Description: Construction of a new four (4) story mixed-use building consisting of seven (7) residential units and ground floor commercial

Variances: N/A

Carried to March 8 meeting with preservation of notice

28. P21-107

For: Final Major Site Plan

Address: 10-14 South Street

Applicant: 243 Bushwick LLC

Attorney: Charles Harrington, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 2402 Lot: 61

Zone: R-1

Description: Construction of a new five (5) story mixed-use building with ten (10) units nine (9) parking spaces

and ground floor commercial. Project includes preservation of an existing façade on South Street Variances:
Rear yard setback, building coverage, drive aisle width

Carried to March 8 meeting with preservation of notice

29. Case: P21-097

For: Minor Site Plan w/ "c" Variances

Address: 270-272 Newark Ave

Applicant: 270 Newark Avenue LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Francisco Espinoza

Block: 11010

Lot: 4

Zone: NC

Description: Five (5) story mixed use building on a corner lot containing four (4) dwelling units and ground floor retail. Project was originally approved under Case No. P18-005 which has expired. Variance pursuant to NJSA 40:55D-70(c) for rear yard setback. Variance previously granted under Case No. P18-005.

Decision: Approved 6-0

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

1. Resolution of the City of Jersey City Planning Board approving extension of preliminary and final major site plan with deviations #P21-145, submitted by John and Maryann, LLC (181-191 Culver Ave) block 22102 lots 8, 9
2. Resolution of the Planning Board of the City of Jersey City approving adoption of the Master Plan update including the OURJC Master Vision, the Open Space Element, and the Land Use Element.
3. Resolution of the City of Jersey City Planning Board approving an administrative amendment #P21-164, submitted by One Grove Property LLC (215 fka 101/221 Grove St) block 15906 lot 1

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

32. Adjournment

33. CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD