

JERSEY CITY PLANNING BOARD - PUBLIC NOTICE

Please take notice that the Jersey City Planning Board took the following actions at the March 8, 2022 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – *Langston, Gonzalez, Torres, Gangadin, Lipski, Horton, Allen, Desai*
4. Swear in Staff Case:
5. Correspondence
6. OLD 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 22, 2022 regular meeting with preservation of notice

8. NEW BUSINESS
9. Review and discussion of Ju-Ying Song as a Certified Artist. **Approved 8-0**

10. 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
Decision: Approved with conditions 8-0

11. Case: P22-001
For: 2-Year Extension Request
Address: 165 Newark Ave
Applicant: 165 Newark Ave Fee LLC
Attorney: James C. McCann, Esq.
Review Planner: Matthew Ward, PP, AICP
Block: 12704
Lot: 15
Zone: Newark Avenue Downtown
Description: Applicant seeking 2-year extension of approved preliminary and final major site plan seeking approved under case number P19-050 for a multi-phase, 51 dwelling unit building with 11,967 square feet of retail.
Decision: Approved with conditions 8-0

12. 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

Decision: Approved with conditions 6-0 (Gonzalez and Langston recused)

13. Case: P21-154

For: Extension

Address: 428-434 Central Ave

Applicant: NNJ Properties, LLC

Attorney: Thomas Leane, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 2202 Lot: 1 and 2

Zone: NC

Description: Extension of preliminary and final major site plan with variances

Variances: N/A

Decision: Approved with conditions 8-0

14. Case: P21-084

For: Preliminary and Final Major Site Plan

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.

Decision: Approved with conditions 8-0

15. 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.

Decision: Approved with conditions 8-0

16. 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

Decision: Approved with conditions 7-1

17. 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

Variances: Curb Cut and Rear yard setback

Carried to March 22, 2022 regular meeting with preservation of notice

18. 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 22, 2022 regular meeting with preservation of notice

19. Review and discussion of Amendments to the Harsimus Cove Station Redevelopment Plan to alter the regulation plan maps and street sections as well as the intensity summary tables of the West-Neighborhood District. Petitioned by G&S Investors. Referred to Planning Board by City Council under ordinance 22-024.

Recommend to City Council for formal adoption

20. 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.

Decision: Approved with conditions 8-0

21. 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 22, 2022 regular meeting with preservation of notice

22. 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 22, 2022 regular meeting with preservation of notice

23. Case: 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 22, 2022 regular meeting with preservation of notice

24. Case: 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 22, 2022 regular meeting with preservation of notice

25. Case: P21-134

For: Preliminary & Final Major Site Plan with 'c' Variances

Address: 120 Storms Avenue

Applicant: Cobalt Homes LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Liz Oppen, AICP

Block: 15004 Lot: 32.02

Zone: McGinley Square East Redevelopment Plan, Zone 1

Description: 8-story, 101 residential units, 34 parking spaces

Variances: Front yard setback, side yard setback, building height, off street parking, max. floor to floor height

Carried to date uncertain

26. Case: P21-150

For: Minor Site Plan with 'c' Variance

Address: 433 Central Avenue

Applicant: 433 Central Avenue LLC

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Francisco Espinoza

Block: 1508 Lot: 20

Zone: NC

Description: Applicant proposes a mixed use 5-story with one commercial unit and 6 residential units.

Variances: Minimum rear yard setback

Carried to March 22, 2022 regular meeting with preservation of notice

27. Case: P21-159

For: Preliminary and Final Major Site Plan and Conditional Use with Variances

Address: 746-748 Tonnel Avenue

Applicant: Blossom Dispensary LLC

Attorney: Stephen Joseph, esq.

Review Planner: Matthew Ward, PP, AICP

Block: 1201

Lot: 9

Zone: HC – Highway Commercial

Description: Renovation of an existing building and parking area to accommodate a Class 5 Cannabis Retail license which is permitted as a conditional use. Improvements to include interior, signage, new sidewalks, landscaping, and parking lot adjustments.

Variances: Side yard setback, rear yard setback

Carried to March 22, 2022 regular meeting with preservation of notice

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

1. Resolution of the City of Jersey City Planning Board approving preliminary and final major site plan with 'c' variance #P20-156, submitted by 480 Duncan Ave. Corp (456-480 Duncan Ave) block 11706 lots 11,12,13

2. Resolution of the City of Jersey City Planning Board approving preliminary and final major site plan with deviations #P20-175, submitted by Myneni Properties, LLC (682 Route 440 and 11 Bennett St) block 20403 lots 1,2

3. Resolution of the City of Jersey City Planning Board approving minor site plan with variances #P21-048, submitted by Myneni Estates, LLC (294 Halladay St) block 20004 lot 33

4. Resolution of the City of Jersey City Planning Board approving preliminary and final major site plan with 'c' variances #P21-043, submitted by 399 Halladay St LLC (399-401 Halladay St) block 15603 lot 7

5. Resolution of the City of Jersey City Planning Board approving minor site plan #P21-097, submitted by 270 Newark Avenue LLC (270-272 Newark Ave) block 11010 lot 4
6. Resolution of the City of Jersey City Planning Board approving minor site plan #P21-103, submitted by Farrell Mungo (355 Communipaw Ave) block 20201 lot 29
7. Resolution of the City of Jersey City Planning Board approving preliminary and final major site plan with deviations #P21-144, submitted by Pathside LLC (499-501 Summit Ave) block 9501 lot 18
8. Resolution of the City of Jersey City Planning Board approving site plan extension #P21-155, submitted by Third Street JC, LLC (351 3rd St) block 11004 lot 4
9. Resolution of the City of Jersey City Planning Board approving site plan extension #P21-156, submitted by Ash Street LLC (51-57 Newkirk St) block 10801 lots 11,12,13
10. Resolution of the City of Jersey City Planning Board approving site plan extension #P21-157, submitted by 570 Washington Ground Owner LLC (570 Washington Blvd) block 7302.2 lot 3

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

30. Adjournment

31. CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD