JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the May 23, 2023 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Langston, Cruz, Gonzalez, Gangadin, Lipski
4. Swear in Staff
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS

a. Case: P22-033 Address: 32 Coles Street For: One (1) Year Extension
Description: Extension of previous approval under P19-043.
Variances: None
Approved with conditions 5-0

b. Case: P22-219 Address: 428-434 Central Avenue For: One (1) Year Extension
Description: Second Extension Final Major Site Plan w/ deviations approved under Case No. P19-106
Variances: None
Carried to June 13, 2023 meeting

c. Case: P23-089 Address: 302 Morris Pesin Drive For: One (1) Year Extension
d. Description: Eight (8) story hotel, containing 123 hotel rooms, 142 parking garage spaces with an additional eight surfacelevel spaces and two for vans on the Property (the "Project"). The Property is an irregularly shaped lot of approximately 1.82 acres, presently improved with a self-storage facility.
Approved with conditions 5-0

8. NEW BUSINESS

9. Case: P23-066 Address: 343.5 Eighth Street For: Historic Designation
Description: Introduction and discussion of report for the individual local designation of 343.5 Eighth Street under Criterion B, for its association with Venus Pellagatti Xtravaganza.
Approved 5-0 Recommended to City Council for Designation

10. Case P22-168 Address: 157 Newark Ave, 324 Barrow St For: Preliminary & Final Major Site Plan w/ "c" Variances
Description: Applicant proposes to demolish existing building and construct a new six (6) story building with a penthouse containing 41 dwelling units and ground floor retail. Variances: Non-Compliance with height and setbacks for permitted penthouse bonus area. **Approved with conditions 5-0**

11. Case: P22-213 Address: 824-826 Pavonia Avenue For: Administrative Amendment
Description: Amendment to existing variance approval. Project will be new construction rather than renovation. No changes to building layout, unit count, or site plan.
Variances: Front yard setback, Rear yard setback, Rear yard setback above ground floor.
Approved with conditions 5-0

12. Case: P23-008 Address: 107 Magnolia Avenue For: Minor site plan with 'C' Variances
Description: Proposed curbcut and two parking spaces with electric vehicle charging station in the side/rear of an existing four-unit building.
Carried to June 13, 2023 with preservation of notice

13. Case: P22-115 Address: 381 Route 440 For: Preliminary and Final Major Site Plan with "c" Variances

Description: Construction of new Target store on site of former K-Mart location. New store to be composed of 119,387 square feet of retail space, 515 proposed parking stalls and new signage.
Variances: Maximum Number of Signs, Sign Height, Required Loading Spaces, GAR Requirements, Maximum Heights for Lighting, Parking Location, Required Store Front Glass Coverage, Landscaping
Approved with conditions 5-0

14. Case: P22-196 Address: 401 Route 440 For: Minor Site Plan with "c" Variances
Description: Applicant proposes adding twelve conforming façade signs for tenant identification and one 322.3 sq. ft. pylon freestanding sign
Variances: freestanding pylon height and location relief from internally illuminated signs
Approved with conditions 5- 0

15. Case: P23-053 Address: 770 Washington Blvd For: Interim Use Extension for Three Years
Description: Extension of interim use concrete plant pursuant to Section VII.H of the Newport Redevelopment Plan.
Approved with conditions 5-0

16. Case: P22-161 Address: 231 Twelfth Street For: Preliminary and Final Major Site Plan with 'c' Variance
Description: Demolition of existing building and construction of a new 2,850 sf building containing a convenience store and drive through restaurant with site improvements.
Variance: GAR
Carried to June 13, 2023 with preservation of notice

17. Case: P22-199 Address: 352 Pavonia Avenue For: Minor Site Plan with 'c' Variances
Description: Four (4) story, four (4) unit multi-family residential building on a corner lot
Variances: curb width, driveway width, parking, curb cut on Brunswick St, building and lot coverage, landscaping
Carried to June 13, 2023 with preservation of notice

18. Case: P23-017 Address: 115 Wayne Street For: Minor Subdivision with 'c' Variances
Description: Boundary adjustment subdividing and transferring portion of 115 Wayne St beyond rear dividing wall to 109.5 Wayne St. An existing easement grants 109.5 Wayne St use of the area in question.
Variances: Minimum Lot Area, Minimum Lot Depth, Maximum Building Coverage, Rear Yard Setback
Carried to date uncertain; renotice required

19. Case: P23-037 Address: 141 Newark Avenue For: Minor Site Plan - Cell Antenna
Description: Rooftop Wireless telecommunications facility
Carried to June 13, 2023 with preservation of notice

20. Case: P23-027 Address: 430 Palisade Avenue For: Minor Site Plan - Cell Antenna
Description: Rooftop Wireless telecommunications facility
Carried to June 13, 2023 with preservation of notice

21. Case: P22-229 Address: 46 Van Reipen Avenue For: Minor Site Plan with 'C' Variances
Description: The Applicant proposes to expand the existing two- (2) family residence towards the rear and to renovate same into a three (3) story, six (6) unit multifamily residence.
Variances: Front yard landscaping
Approved with conditions 5-0

22. Case: P23-038 For: Minor Site Plan Address: 125 18th Street
Description: To install channel letters for one of the stores located at the shopping plaza.
Variance: None
Approved with conditions 5-0

23. Case: P23-004 Address: 36 Jones Street For: Final Site Plan Amendment
Description: The Applicant is seeking amended final site plan approval in order to convert the approx. 870 square foot retail space on the ground floor of the building to a residential use. Previously approved under case P18-019 and is under construction. Original approval to construct a 5-story, 10-unit apartment building. Unit total now being increased to 11 units.
Variance: None
Carried to June 13, 2023 with preservation of notice

24. Case: P22-086 Address: 527 Newark Ave For: Minor Site Plan
Description: The proposed 5 story building is located at 527 Newark Ave, lot 18, block 9601 in a Neighborhood Commercial district. The site is an irregular shape, approximately 87' long by 25' wide, 2,200sf. The building at 1820sf per floor will consist of a ground floor 950sf commercial unit and 4 additional floors of residential, 1 Dwelling Unit per floor, for a total of 4 dwellings. The building is a total of 9,100 sf. The roof is to be a shared amenity space. The height is 55'.
Approved with conditions 5-0

25. Case: P23-012 Address: 3447 Kennedy Blvd. For: Minor Site Plan
Description: The Applicant proposes to demolish the existing single-family residence and to construct a new four story, four unit residential building.
Carried to June 13, 2023 with preservation of notice

26. Case: P22-164 Address: 337 Johnston Avenue For: Preliminary and Final Major Site Plan with 'c' variance
Description: The Applicant proposes to construct a six story mixed-use building with thirty dwelling units, including two low income affordable units, and commercial/retail space.
Variance: Height in feet
Carried to June 13, 2023 with preservation of notice

27. Case: P23-006 Address: 143-145 Monticello Avenue For: Administrative Amendment
Description: Amendment to existing variance approval P21-059. Enlarging the basement due to soil and foundation issues. Additionally, changing side wall materials from stucco to vinyl siding.
Carried to June 13, 2023 with preservation of notice

28. Case: P23-035 Address: 104 Harbor Drive For: Preliminary and Final Major Site Plan
Description: Proposed construction of a 10,000 square foot freezer.
Approved with conditions 5-0

29. Case: P22-175 Address: 74-76 Terrace Avenue For: Minor Subdivision
Description: Applicant proposes clearing the Property and subdividing the existing 5,000 sq. ft. lot into two 2,500 sq. ft. lots, creating New Lot 2.01 and New Lot 2.02
Carried to June 13, 2023 with preservation of notice

30. Case: P22-163 Address: 3079 John F. Kennedy Boulevard For: Preliminary and Final Major Site Plan
Description: Proposed development of a twelve story, two-hundred and ten room hotel with thirty-six parking spaces on the ground floor.
Variances: Drive aisle width
Carried to June 13, 2023 with preservation of notice

31. Case: P23-010 Address: 119 Storms For: Conditional Use Description: An existing 3- story two family 2,485 square foot row house zoned NC. Currently a legal 2 family residential property seeking a conditional use for 3 units.
Carried to June 13, 2023 with preservation of notice

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

1. Resolution of the Jersey City Planning Board for Preliminary & Final Major Site Plan Approval with variance # P21-023 Applicant: 97 Laidlaw LLC (236-238 Academy St) B: 12204 L: 23, 24
2. Resolution of the Jersey City Planning Board for one year Extension # P23-055 Applicant: 252 Monticello LLC (252 Monticello Ave) B: 15203 L: 2
3. Resolution Jersey City Planning for one year Extension #P23-051 Applicant Nainil Bhadiyadara (292 Grand St) B: 14105 L: 3
4. Resolution of the Jersey City Planning Board for minor subdivision Applicant 529 Liberty Ave, LLC (529 Liberty Ave) B: 1202 L: 43 Creating Block: 1202 Lots: 43.01 & 43.02
5. Resolution of the Jersey City Planning Board for site plan amendment# P22-148 Applicant: 626 Summit Ave LLC (622 - 628 Summit Ave) B: 6701 L: 21.01 (FKA L: 21, 22, 23 & 24)
6. Resolution of the Jersey City Planning Board for Conditional Use to Operate a Class 5 Cannabis Retailer Establishment #P22-231 Applicant: Neon Heights LLC (535 Newark Ave) B: 9601 L: 14
7. Resolution of the Jersey City Planning Board for three one year extensions #P23-060 Applicant: Vaishno Ma Summit UR LLC (198 Academy St) B: 12301 L: 2
8. Resolution of the Jersey City Planning Board for one year extension #P23-064 Applicant: Mata Vaishnavi Sip LLC (232-238 Sip Ave) B: 10502 L: 15-18
9. Resolution of the Jersey City Planning Board for Preliminary and Final Major Site Plan Approval with variance #P23-022 Applicant: 558 Communipaw LLC (558 Communipaw Ave) B:18602 L: 8
10. Resolution of the Jersey City Planning Board for one year extension #P23-001 Applicant: Twenty Carbon Place Corp (20 Carbon Pl) B:22103 L: 12,17
11. Resolution of the Jersey City Planning Board for one year extension #P23-034 Applicant: 570 Washington Ground Owner LLC (570 Washington Blvd) B:7302.02 L:3

33. Executive Session, as needed, to discuss litigation, personnel or other matters
34. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD