

## JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the August 8, 2023 virtual meeting

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Langston, Torres, Stamato, Desai, Gangadin, Cruz, Gonzalez
4. Swear in Staff
5. Correspondence
6. ADJOURNMENTS
  - a. Case: P23-077 For: Conditional Use Address: 3523 John F. Kennedy Blvd. Description: Proposed class 5 Cannabis Retailer proposed in an existing ground floor commercial space along with associated façade work and new signage. **Carried to August 22 meeting with preservation of notice**
  - b. Case: P23-048 For: Conditional Use Address: 298 Central Ave Description: Proposed class 5 Cannabis Retailer proposed in an existing ground floor commercial space along with associated façade work and new signage. **Carried to August 22 meeting with preservation of notice**
7. OLD BUSINESS
  - a. Case: P23-100 For: Two (2) Year Extensions Address: 286 Coles Street, 258-282 Sixteenth Street Description: request for two (2) year extension of the land use approval obtained under case P19-184. Original approval is for a high rise building with six hundred and seventy (670) market rate residential dwelling units, tenant amenity space, 21,735sqft ground floor commercial retail space, three hundred and fifty-seven parking spaces (357), and three hundred and fifty (350) bicycle parking spaces, several deviations were granted. A one (1) year site plan extension was granted under P22-101 by the Planning Board July 26th, 2022, which was memorialized August 9th, 2022. **Approved with conditions 7-0**
8. NEW BUSINESS
9. Case: P22-160 For: Preliminary Major Site Plan Address: 101 Storms Avenue Description: Five story, 14-unit building. Conditional use: ground floor residential. **Approved with conditions 7-0**
10. Case: P22-127 For: Preliminary Major Site Plan with 'c' Variances Address: 853 Jersey Avenue Block: 6005 Lot: 10 Zone: Jersey Avenue Park Redevelopment Plan | Mixed-Use District Description: Development of one building with varying heights of 13, 19, and 3 stories. 322 residential units and 164 parking spaces. Variances: sidewalk width **Approved with conditions 7-0**
11. Case: P23-013 For: Preliminary and Final Major Site Plan Amendment Address: 2966 John F. Kennedy Boulevard Description: Applicant proposes an amendment to a previously approved thirty-one (31) story (including one permitted mezzanine level) mixed-use building, with 252 residential units, 108 hotel rooms, two (2) ground floor retail spaces, office use (pursuant to office use bonus), banquet hall, restaurant use, and 202 vehicle parking spaces. Applicant proposes four (4) additional floors including (2) utilized for parking and two (2) additional hotel floor pursuant to recently adopted Corner Lot Bonus D. A former office floor has also been converted to hotel use. Parking count remains the same and hotel room count increased to 154. Variance(s): None **Approved with conditions 7-0**
12. Case: P23-005 For: Conditional Use Address: 749 West Side Ave Description: Proposed Class 5 micro cannabis retailer at existing building to consist of 1,540 sqft. **Carried to August 22 meeting with preservation of notice**

13. Case: P22-210 For: Preliminary & Final Site Plan with 'c' Variance(s) Address: 27-29 Fayette Ave Description: Applicant is proposing to develop a vacant lot into a new six (6) story building containing 20 dwelling units and 12 parking spaces. The applicant will be utilizing the density under the AHO (affordable housing overlay) Variances: Min front yard setback, min rear yard setback, side yard setback above the first floor (right and left), max height at garage level, and max wall height at garage level **Carried to August 22 meeting with preservation of notice**
14. Case: P23-090 For: Minor Site Plan Address: 178 Monticello Ave Description: Demolition of existing structure and construction of a four (4) story mixed-use building with ground floor commercial and eight (8) residential units **Carried to August 22 meeting with preservation of notice**
15. Case: P22-208 For: Minor Site Plan with 'c' Variances Address: 180 Morgan Street Description: 6 signs are proposed with various designs incorporating channel letters, blade signs, and illumination Variances: (1) lettering and symbols which are not limited to the name of the business are proposed for Bourke Street Bakery (2) Window signage coverage greater than permitted (20% permitted; ) (26.26% is proposed ); (3) cutout lettering with a white background is proposed for the Art House window sign on Elevation 2, and the Art House window signs on Elevations 1 and 2 are not limited to the name of the business; and (4) Proposed internally illuminated signage where same is not permitted. **Carried to August 22 meeting with preservation of notice**
16. Case: P23-046 For: Minor Subdivision Address: 27 Woodlawn Avenue Description: Proposed subdivision of 5,556.84 SF lot into two new lots. Proposed lot 13.01 will be 2,766.46 SF. Proposed lot 13.02 will be 2,790.38 SF. Variance(s): None **Approved with conditions 7-0**
17. Case: P23-047 For: Minor Subdivision Address: 31 Woodlawn Avenue Description: Proposed subdivision of 5,556.84 SF lot into two new lots. Proposed lot 13.01 will be 2,766.46 SF. Proposed lot 13.02 will be 2,790.38 SF. Variance(s): None **Approved with conditions 7-0**
18. Case: P23-017 For: Minor Subdivision with 'c' Variances Address: 115 Wayne Street Zone: Van Vorst Park Historic District and Wayne Street Redevelopment Plan 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. Variance(s): Minimum Lot Area, Minimum Lot Depth, Maximum Building Coverage, Rear Yard Setback **Carried to August 22 meeting with preservation of notice**
19. Case: P23-076 For: Preliminary and Final Major Site Plan with 'c' Variances Address: 829 Bergen Avenue Description: Construction of a new 11-story mixed use building containing 78 residential units, 1,350 square feet of retail space and amenities Variance(s): Lot size, lot width, front yard setback, parking **Adjourned to August 22 meeting with preservation of notice**
20. Case: P22-215 For: Minor Site Plan Address: 99-101 Graham St. Description: Applicant is proposing to demolish an existing home on lot 3 and construct a three story, multifamily building with six dwelling units. The applicant will be utilizing the density under the AHO (affordable housing overlay). **Carried to August 22 meeting with preservation of notice**
21. Case: P23-050 For: Minor Site Plan with 'c' Variances Address: 629 Liberty Street Description: The Applicant proposes to raze the existing site and construct a new two- (2) family residence. Variance(s): Height, Number of Stories, Deficient amount of trees **Carried to August 22 meeting with preservation of notice**
22. Memorialization of the following Resolutions are available at [cityplanning@icnj.org](mailto:cityplanning@icnj.org)

- 1- Resolution of the Jersey City Planning Board for extension of prior approval #P23-101 applicant: BNK Property, LLC (57 Virginia Ave) B: 12202 L: 48
- 2-Resolution of the Jersey City Planning Board for condition use #P22-124 applicant: Legacy to Lifted LLC (490 West Side Ave) B: 20601 L: 71
- 3- Resolution of the Jersey City Planning Board for minor site plan #P22-199 applicant: Dhaval Patel & Jayshri Mepani (352 Pavonia Ave) B:8502 L:3
- 4- Resolution of the Jersey City Planning Board for extension of prior approval #P23-098 applicant: Perrine Avenue LLC (17-23 Perrine Ave) B: 10803 L: 2,3,4
- 5-Resolution of the Jersey City Planning Board for Review and Discussion of amendments to the Morris Canal Redevelopment Plan regarding the creation of the Mixed Use - F district from portions of the Industrial district and MU-B district. Petitioned by Mecca Realty Properties, Inc #P23-086
- 6- Resolution of the Jersey City Planning Board for minor site plan #P23-012 applicant: 3447 Kennedy Blvd JCNJ LLC (3447 Kennedy Blvd) B: 2602 L: 19
- 7- Resolution of the Jersey City Planning Board for class 5 cannabis retail #P23-049 applicant: Hamm & Chaz LLC (747 West Side Ave) B: 16102 L: 15
- 8- Resolution of the Jersey City Planning Board for preliminary and final major site plan #P22-164 applicant: Johnston Whiton LLC (337 Johnston Ave) B:19002 L:1
- 9-Resolution of the Jersey City Planning Board for extension of prior approval #P23-102 applicant: BGT Enterprises LLC (306-310 Newark Ave) B: 9902 L:1
- 10-Resolution of the Jersey City Planning Board for extension of prior approval #P23-103 applicant: 325-329 Newark Ave LLC (325-329 Newark Ave) B:11001 L:6
- 11- Resolution of the Jersey City Planning Board for minor subdivision #P22-175 applicant: 74-76 Terrace Avenue LLC (74-76 Terrace Ave) B: 2504 L: 2

23. Executive Session, as needed, to discuss litigation, personnel or other matters
24. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD