

JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the January 10, 2023 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call –Langston, Gonzalez, Desai, Lipski, Gangadin, Torres, Cruz (left early), Green
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS

8. 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 January 24, 2023 with preservation of notice

9. NEW BUSINESS
10. Case: P22-185
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-185-18-perrine-avenue-2023/information/>
For: Two (2) Year Extension
Address: 18 Perrine Avenue
Applicant: Shantibhani Patel
Attorney: Stephen Joseph, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 10803 Lot: 45
Zone: Journal Square 2060 (Zone 4a: Community Mixed Use)
Description: Two (2) Year Extension of previously approved application number P18-018.
Variance(s): Previously approved
Approved 8-0

11. Case: P22-178
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-178-92-ocean-avenue-2023/information/>
For: Two (2) Year Extension
Address: 92 Ocean Avenue
Applicant: Sand to Stone, LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 30101 Lot: 33.01
Zone: Ocean Avenue South (Neighborhood Mixed Use)
Description: Two (2) year extension of approvals granted under application number P19-102.
Variance(s): Previously Approved
Approved 8-0

12. Case: P22-150
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-150-14-16-oakland-avenue-2023/information/>
For: Two (2) Year Extension
Address: 14-16 Oakland Avenue
Applicant: 14-16 Oakland Avenue JD, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 8202 Lots: 2, 3
Zone: Journal Square 2060 (Zone 4a: Community Mixed Use)
Description: Two (2) Year Extension of previously approved application number P19-021.
Variance(s): Previously Approved
Approved 8- 0

13. Planning Board Application - Certified Artist Jiaming Zhang and Sajal Sarkar. Formal action may be taken.
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-certified-artist-jiaming-zhang-and-sajal-sarkar-forma/information/> **Approved 8-0**

14. Case: P22-149
<https://data.jerseycitynj.gov/explore/dataset/p22-149-316-forrest-street-2022/information/>
For: Site Plan Amendment
Address: 316 Forrest Street

Applicant: TBG 431 MLK, LLC
Attorney: Benjamin Wine, Esq.
Review Planner: Cameron Black
Block: 19503 Lot(s): 42.01 and 42.02
Zone: Jackson Hill RDP – Zone 1
Description: Amendments to façade previously approved Cases P18-152 and P18-147 for a Minor Subdivision (has been perfected) and Preliminary and Final Major Site Plan approval for a six (6)-story multi-family building containing twenty-three (23) units.
Approved 8-0

15. Case: P22-225

<https://data.jerseycitynj.gov/explore/dataset/p22-225-major-subdivision-for-808-pavonia-avenue/information/>

For: Major Subdivision with variances
Address: 808 Pavonia Avenue, 132-140 Van Reipen Avenue, 12 Bryan Place
Attorney: James McCann, Esq.
Applicant: KRE/Silverstein 808 Pavonia LLC
Review Planner: Tanya Marione, AICP, PP
Block: 10601 Lot: 41, 35, 41, 36, 39, 34.01 and 34.02
Zone: Journal Square 2060
Description: The applicant seeks to subdivide their lots to create a new lot for the applicant or its designee to convey to the Jersey City Redevelopment Agency for the construction of required loading docks for the Loews Theatre.
Approved 8-0

16. Case: P22-226

<https://data.jerseycitynj.gov/explore/dataset/p22-226-808-pavonia-avenue-preliminary-and-final-major-site-plan-amendment-with-/information/>

For: Preliminary and Final Major Site Plan Amendment with 'c' variances
Address: 808 Pavonia Avenue, 1320140 Van Reipen Avenue, 12 Bryan Place, 813 Pavonia Avenue
Attorney: James McCann, Esq.
Applicant: KRE/Silverstein 808 Pavonia LLC
Review Planner: Tanya Marione, AICP, PP
Block: 10601 Lot: 41, 35, 41, 36, 39, 34.01 and 34.02
Zone: Journal Square 2060
Description: Amending unit mix/number, height in feet, number of stories, and amenities.
Approved 8-0

17. 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 24, 2023 with preservation of notice

18. Case: P22-214

<https://data.jerseycitynj.gov/explore/dataset/p22-214-1065-summit-avenue-cell-antenna/information/>

For: Minor Site Plan - Cell Antenna
Address: 1065 Summit Avenue
Applicant: DISH Wireless LLC
Attorney: Christopher Quinn, Esq.
Review Planner: Cameron Black, AICP PP
Block: 2102 Lot: 4
Zone: R-1
Description: Cell Antenna
Carried to January 24, 2023 with preservation of notice

19. 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 January 24, 2023 with preservation of notice

20. Case: P22-157
<https://data.jerseycitynj.gov/explore/dataset/p22-157-324-whiton-street-2022/information/>
For: Minor Site Plan and “c” Variance
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.
Approved with conditions 7-0
21. Case: P22-190
<https://data.jerseycitynj.gov/explore/dataset/p22-190-11-29-cottage-street-2022/information/>
For: Administrative Amendment
Address: 11-29 Cottage Street
Applicant: Cottage 29 Owner, LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 7903 Lots: 20-25
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)
Description: The Applicant is seeking an Administrative Amendment to the Preliminary and Final Major Site Plan with Deviations approved under P20-172. The Applicant is seeking to reduce the proposed number of units from 669 to 622; Internal reconfiguration of Office Space floors to add a mechanical room reducing the total square footage from 44,591 to 43,591 and installation of louvers on facade to accommodate proposed mechanical space. All other aspects of the Project remain unchanged.
Variance(s): Previously approved
Approved with conditions 7-0
22. Case: P22-123
<https://data.jerseycitynj.gov/explore/dataset/p22-123-or-335-washington-street-or-planning-board-application0/information/>
For: Preliminary and Final Major Site Plan with ‘c’ Variances
Address: 335 Washington Street
Applicant: 335 Washington Realty, LLC
Attorney: Charles J. Harrington, III
Review Planner: Liz Oppen, AICP
Block: 11611 Lot: 1.02
Zone: Powerhouse Arts District Redevelopment Plan | Rehabilitation Zone
Description: Renovation/rehabilitation of existing building to be transferred to the City.
Variance: sidewalk width (existing condition)
Approved with conditions 7- 0
23. 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 date uncertain
24. Case: P22-141
<https://data.jerseycitynj.gov/explore/dataset/p22-141-10-14-south-st/information/>
For: Preliminary and Final Major Site Plan with ‘c’ variances
Address: 10-14 South Street
Applicant: 243 Brunswick LLC
Attorney: Charles Harrington III, Esq.
Review Planner: Mallory Clark-Sokolov, PP, AICP and Matt Ward, PP, AICP
Block: 2402 Lot: 1
Zone: R-2D
Description: Proposed development of a four (4) story mixed use building with nine (9) residential units, 936 square feet of ground floor commercial, nine (9) off-street parking spaces, and twenty (20) bike parking spaces. Proposal incorporates facade of an existing building onsite with historical elements. Application submitted to City Planning on August 2, 2022.
Variances: rear yard setback, maximum building coverage
Approved with conditions 7- 0
25. Case: P22-163
<https://data.jerseycitynj.gov/explore/dataset/p22-163-3079-john-f-kennedy-boulevard-2022/information/>
For: Preliminary and Final Major Site Plan
Address: 3079 John F. Kennedy Boulevard

Applicant: Chosen Square, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 6304 Lot: 4.02
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)
Description: Proposed development of a twelve (12) story hotel with two hundred and ten (210) units and thirty-six parking spaces on the first floor.
Variance(s): None
Carried to January 24, 2023 with preservation of notice

26. Case: P22-176
<https://data.jerseycitynj.gov/explore/dataset/p22-176-72-76-vroom-street-2022/information/>
For: Preliminary and Final Major Site Plan with 'c' Variances.
Address: 72-76 Vroom Street
Applicant: 72-76 Vroom St, LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 12203 Lot: 57
Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)
Description: Proposed development of a seven (7) story mixed use building with forty-two (42) dwelling units, no parking and one office space bonus floor.
Variance(s): Minimum Step Back above ground floor, Maximum rooftop appurtenance height, Maximum enclosed amenity space height
Carried to January 24, 2023 with preservation of notice
27. Case: P22-186
<https://data.jerseycitynj.gov/explore/dataset/p22-186-35-journal-square-cell-antenna/information/>
For: Minor Site Plan - Cell Antenna
Address: 35 Journal Square
Applicant: O4 Innovations LLC
Attorney: HaDisha S. Gordon, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 12104 Lot: 2
Zone: Journal Square 2060
Description: DISH Wireless to collocate cellular communications site with antenna and other necessary equipment on building rooftop with an existing carrier already on the structure.
Carried to January 24, 2023 with preservation of notice
28. Case: P22-179
<https://data.jerseycitynj.gov/explore/dataset/p22-179-251-beacon-avenue-cell-antenna/information/>
For: Minor Site Plan - Cell Antenna
Address: 251 Beacon Avenue
Applicant: O4 Innovations LLC
Attorney: HaDisha S. Gordon, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 5505 Lot: 3
Zone: R-1
Description: DISH Wireless to collocate cellular communications site with antenna and other necessary equipment on building rooftop with an existing carrier already on the structure.
Carried to January 24, 2023 with preservation of notice
29. Case: P22-180
<https://data.jerseycitynj.gov/explore/dataset/p22-180-102-110-columbia-avenue-cell-antenna/information/>
For: Minor Site Plan - Cell Antenna
Address: 102-110 Columbia Avenue
Applicant: O4 Innovations LLC
Attorney: HaDisha S. Gordon, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 2005 Lot: 18
Zone: R-1
Description: DISH Wireless to collocate cellular communications site with antenna and other necessary equipment on building rooftop with an existing carrier already on the structure.
Carried to January 24, 2023 with preservation of notice
30. Case: P22-224
Review and discussion of the 244 Bay Street Redevelopment Plan allowing for the redevelopment and rehabilitation of a deteriorated, vacant City-owned building that is historically significant and a contributing building within the locally, state, and nationally designated Harsimus Cove Historic District.
<https://data.jerseycitynj.gov/explore/dataset/plannning-board-application-pb22-224-244-bay-street-redevelopment-plan/information/>
Carried to January 24, 2023 with preservation of notice
31. Case: P22-177
<https://data.jerseycitynj.gov/explore/dataset/p22-177-900-garfield-ave/information/>
For: Preliminary and Final Major subdivision with variances
Address: 900 Garfield Ave

Applicant: Garfield JC Partners, LLC
Attorney: Jennifer Phillips Smith, Esq.
Review Planner: Matt Ward, AICP, PP
Block: 21501 Lots: 16, 17, 18.01, 19.01 & 20.01
Zone: Canal Crossing Redevelopment Plan
Description: Proposed subdivision of five (5) existing lots into seven (7) lots, some of which are to be developed as rights-of-way including Hampshire Mews and portions of Canal Way.
Variance: Required future rights-of-way
Approved with conditions 7-0

32. Case: P22-059

<https://data.jerseycitynj.gov/explore/dataset/p22-059-120-monticello-avenue-site-plan-amendment/information/>

For: Amended Preliminary and Final Major Site plan
Address: 120 Monticello Avenue
Applicant: 120 Monticello, LLC
Attorney: Joseph Cauda, Esq.
Review Planner: Cameron Black, AICP, PP
Block: 16902 Lots: 5, 6, 7
Zone: Jackson Hill Redevelopment Plan
Description: Proposed amendments to a six-story multifamily mixed-use building with 2 ground floor retail spaces and 46 units above the ground floor.
Carried to January 24, 2023 with preservation of notice

33. **Memorialization of Resolutions are available upon request at cityplanning@jcnj.org**

1. Resolution of the Planning Board of the City of Jersey City approving amended preliminary and final major site plan with deviations #P22-226, submitted by KRE/Silverstein 808 Pavonia LLC (808 Pavonia Ave., 813 Pavonia Ave., 270 Magnolia Ave) block 10601 approved lot 34.02 aka block 9404 a portion of existing lot 34 & block 10601 existing lots 38,39 and to be known as lot 34.03
2. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major subdivision with deviations #P22-225, submitted by KRE/Silverstein 808 Pavonia LLC (808 Pavonia Ave., 813 Pavonia Ave., 270 Magnolia Ave) block 10601 approved lot 34.02 aka block 9404 a portion of existing lot 34 & block 10601 existing lots 38,39
3. Resolution of the Planning Board of the City approving minor subdivision #P21-047, submitted by 481-487 Communipaw, LLC (481-487 Communipaw Ave) block 17206 lot 5
4. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan #P22-114, submitted by Hudson Nissan (585 Route 440) block 21901/16001 lot 1,2 / 6-8
5. Resolution of the Planning Board of the City of Jersey City approving a minor site plan with deviations #P22-126, submitted by BV NJ, LLC (351 Marin Blvd) block 11508 lot 3.01
6. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviation #P22-056, submitted by 143 Columbus Drive Group LLC (143 Columbus Dr) block 12901 lot 1 as subdivided new lots 1.01,1.02,1.03,1.04,1.05
7. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major subdivision with deviation #P22-056, submitted by 143 Columbus Drive Group LLC (143 Columbus Dr) block 12901 lot 1
8. Resolution of the Planning Board of the City of Jersey City approving conditional use class 5 cannabis retail establishment #P22-064, submitted by Uforia LLC (138 Griffith St) block 2901 lot 21
9. Resolution of the Planning Board of the City of Jersey City approving conditional use class 5 cannabis retail establishment #P22-071, submitted by Green Flamingo Dispensary LLC by Michael Fernandes and Brian Philipson (447 Central Ave) block 1507 lot 23
10. Resolution of the Planning Board of the City of Jersey City approving minor site plan with 'c' variances #P22-084, submitted by 292 Whiton Street, LLC (292 Whiton St) block 20301 lot 7
11. Resolution of the Planning Board of the City of Jersey City approving minor site plan #P22-092, submitted by 279 Communipaw realty LLC (279 Communipaw Ave) block 20303 lot 21
12. Resolution of the Planning Board of the City of Jersey City approving extension of time for filing a minor subdivision deed #P22-193, submitted by Newport Associates Development Company (2 Sixth St) block 7302 lots 43 and 55
13. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with variances #P22-093, submitted by summit Greenwich Urban Renewal LLC (100 Summit Pl) block 30306 lot 8 and 14
14. Resolution of the Planning Board of the City of Jersey City approving administrative amendment #P22-191, submitted by Jersey City Urby Tower 2, LLC (191-201 Hudson St) block 11603 lots 28, 30,31.01 as subdivided lot 31.04 and 31.02 as subdivided lot 31.05
15. Resolution of the Planning Board of the City of Jersey City approving extension of final major site plan #P22-013, submitted by John and Rose Down (32 Coles St) block 11113 lot 2
16. Resolution of the Jersey City Planning Board for 2023 fiscal year Awarding a contract for stenographic services to Precision Reporting beginning January 1, 2023 through December 31, 2023.

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

35. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD