

JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the October 24, 2023 virtual meeting

1. Call to Order
2. Sunshine Announcement
3. Roll Call Langston, Stamato, Torres, Lipski, Gangadin, Green, Gonzalez
4. Swear in Staff
5. Correspondence
6. ADJOURNMENTS
 - a. Case: P2023-0046 For: Site Plan Amendment with variances Address: 278 Grand St
Description: Proposed amendment to minor site plan approval (original case number P16-117) modifying the façade design, entry, and increasing the building height from 46' to 47'7.25"
Variance: Maximum height in feet. **Carried to Nov. 14, 2023 meeting**
 - b. 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 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 Nov. 14, 2023 meeting with preservation of notice
 - c. Case: P22-140 For: Preliminary and Final Major Site Plan Address: 152 Ogden Avenue
Description: Proposed construction of an eight story building with fourteen (14) residential units and fourteen (14) parking spaces. Variance(s): None **Carried to Nov. 28, 2023 meeting with preservation of notice**
 - d. Case: P23-075 For: Preliminary and Final Major Site Plan with 'c' variances Address: 319-321 Fourth Street Description: Proposed construction of a four (4) story building with eight (8) residential units and four (4) parking spaces. Variance(s): Parking, rear yard, and landscaping **Carried to Nov. 14, 2023 meeting with preservation of notice**
 - e. 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
Carried to Nov. 14, 2023 meeting with preservation of notice
7. OLD BUSINESS
 - a. Case: Case: P22-197 For: Reconsideration of Minor Site Plan Address: 124 Glenwood Avenue
Description: The applicant is requesting reconsideration of a proposal to construct a new four (4) story, four (4) unit residential building. This matter was heard before the Planning Board on March 14, 2023 and July 25, 2023. At the July meeting, a board motion to approve failed 2 to 4 and a motion to deny passed 4 to 2. The Applicant requested reconsideration of the matter in their letter dated September 11, 2023. Variance(s): None **Approved with conditions** 5 yes, 1 opposed, 1 recuse
8. NEW BUSINESS
9. Review and discussion of Kelly "Ceallaigh" Pender as a Certified Artist. **Approved 7-0**
10. Case: P2023-0068 For: Review and discussion of amendments to the Journal Square 2060 Redevelopment Plan and Chapter 187 of the municipal code regarding mandatory affordable housing provisions. Petitioned by Councilman Richard Boggiano. Referred to Planning Board for review by Council Resolution 23-743.
Carried to Nov. 28, 2023 meeting with preservation of notice

11. Case: P23-062 For: Preliminary and Final Major Site Plan with Variances Address: 619 Marin Boulevard
Description: Proposed 14 story, mixed use development with 613 dwelling units (15% affordable), 200 parking spaces and ground floor retail. **Approved with conditions 7-0**
12. Case: P23-069 For: Conditional Use Address: 390 Tonnele Avenue Description: Proposed Class 5 Cannabis Retailer and associated building renovations of a 3,193 square foot space and site work. Exterior work will repair parking, update façade, install signage, install landscaping and repair fencing. **Approved with conditions 6 yes 1 abstain**
13. Case: P23-071 For: Conditional Use Address: 638 Communipaw Avenue Description: Proposed Class 5 Cannabis Retailer Microbusiness at a one-story commercial space of 1,620 square feet with associated signage **Carried to Nov. 14, 2023 meeting with preservation of notice**
14. Case: P2023-0011 For: Preliminary and Final Major Subdivision Address: 12th St ROW between Provost St., Barnum St., & Newport Parkway Description: Development of right-of-way as pedestrian walkway/cycleway/promenade. **Approved with conditions 6 yes 1 recused**
15. Case: P23-104 For: Amendment to Major Subdivision Address: 35-43 Cottage Street
Description: Applicant is requesting administrative amendment approval for modifications to the approved building reflected on enclosed plans and revision narratives. **Carried to Nov. 14, 2023 meeting with preservation of notice**
16. Case: P2023-0004 For: Preliminary and Final Major Site Plan Address: 118-130 Monitor Street
Description: Proposed addition of an 8-story residential building consisting of 70 dwelling units, 35 bicycle parking spaces, amenity spaces, and a ground floor “amenity storage space” of 7,457 square feet with a 1,094 square foot office and a dedicated loading door to the sidewalk (no curbcut). The prior approvals on this assembly of lots have been constructed under case P20-157, P20-050 and P18-126 and consist of an 8-story building with 70 dwelling units, 5 off-street parking spaces, and amenity spaces. The total unit count is 140 dwelling units. **Carried to Nov. 14, 2023 meeting with preservation of notice**
17. Case: P22-227 For: Preliminary and Final Major Site Plan with variances Address: 605-607 Grove Street
Description: Proposed 12-story mixed-use building with 66 residential dwelling units and 1,190 square feet of commercial space on the ground floor. Ten units are designed affordable housing due to utilization of a redevelopment bonus adopted post-IZO. Variances: Maximum building coverage, minimum front yard setback **Carried to Nov. 14, 2023 meeting with preservation of notice**
18. Case: P2023-0016 For: Minor Site Plan Address: 135 Monticello Ave. Description: Proposed mixed-use 4-story building with commercial on the ground floor + second floor and two dwelling units located on the third and fourth floors. Variances: Rooftop appurtenance height **Carried to Nov. 14, 2023 meeting with preservation of notice**
19. Case: P23-085 For: Preliminary and Final Major Site Plan w ‘c’ variance(s) Address: 549-551 Pavonia Ave
Description: The applicant is proposing to construct a 6 story (5 stories above grade and basement) 57’ 4” high residential dwelling units, roof deck area, landscaping, and other streetscape improvements. The applicant is also proposing to retain the existing façade of 551 Pavonia Ave and integrate that façade into the proposed new structure. Variances: Rear Yard Setback, Rooftop appurtenance coverage. **Carried to Nov. 14, 2023 meeting with preservation of notice**
20. **Memorialization of Resolutions are available at cityplanning@jcnj.org**
 1. Resolution of Jersey City Planning Board for Site Plan Amendment w/ c variances # P23-065 Applicant: 12 Nevin LLC (16, 18 & 20 Nevin St) Block 15004 Lots 40, 41 & 42

2. Resolution of Jersey City Planning Board for extension of minor subdivision #P23-051 applicant: Consolidated Rail Corporation (363 Newark Ave/Newark Ave) Block 10901, Lots 109, 120
3. Resolution of Jersey City Planning Board Preliminary and Final Major Site Plan w/ 'c' variance #P23-072 applicant: PALS-MALS Venture (381 Route 440) Block 26102 Lot 3
4. Resolution of Jersey City Planning Board for conditional use #P23-097 applicant: Altalune Inc. (733 Palisade Ave) Block 3902 Lot 27
5. Resolution of Jersey City Planning Board for Preliminary and Final Major Site Plan w/ 'c' variance #P23-067 applicant: 394 Summit Avenue LLC (394 Summit Ave) Block 10802 Lot: 8
6. Resolution of Jersey City Planning Board for conditional use Class 5 Cannabis #P23-028 applicant: Greener on Grove LLC (608 Grove St) Block 7104 Lot: 1
7. Resolution of Jersey City Planning Board for Preliminary and Final Major Site Plan w/ 'c' variance #P2023-0006 applicant: Bellerini Central Ave Re LLC (421 Central Ave) Block 2805 Lots 29,30
8. Resolution of Jersey City Planning Board for Preliminary and Final Major subdivision extension #P2023-0049 applicant: 808 Pavonia Phase I Owner LLC (approved by Block 10601 Lot 34.02 and Block 9404 Lot 34.01)
9. Resolution of Jersey City Planning Board for Preliminary and Final Major subdivision extension #P2023-0050 applicant: 808 Pavonia Phase I Owner LLC (approved by Block 10601 Lot 34.03 and Lot 34.04)
10. Resolution of Jersey City Planning Board for Minor subdivision #P2023-0038 applicant: Blue Star Developers LLC (40 Waverly St) Block 5802 Lot 45
11. Resolution of Jersey City Planning Board for section 31 review #P23-074 applicant: New Jersey City University (42 Hernandez Way) Block 21902.01 Lot 1
12. Resolution of Jersey City Planning Board for conditional use #P22-230 applicant: Retreat NJ LLC (656 Grand St) Block 17205 Lot 3.01

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

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD