

## JERSEY CITY PLANNING BOARD

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

1. Call to Order
  2. Sunshine Announcement
  3. Roll Call – Langston, Gonzalez, Desai, Lipski, Cruz, Gangadin, Torres
  4. Swear in Staff Case
  5. Correspondence
  6. ADJOURNMENTS
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- a. Case: P22-140  
<https://data.jerseycitynj.gov/explore/dataset/p22-140-152-ogden-avenue-2023/information/>  
For: Preliminary and Final Major Site Plan  
Address: 152 Ogden Avenue  
Applicant: PF Associates, LLC  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 5103      Lot: 10  
Zone: R-3 (Mid-Rise, Multi-Family), Palisade Preservation Overlay District  
Description: Proposed construction of an eight (8) story building with fourteen (14) residential units and fourteen (14) parking spaces.  
Variance(s): None  
**Carried to February 7, 2023 meeting with preservation of notice**
  - b. Case: P22-144  
<https://data.jerseycitynj.gov/explore/dataset/p22-144-minor-subdivision-363-newark-avenue-2023/information/>  
For: Minor Subdivision  
Address: 363 Newark Avenue  
Applicant: Conrail  
Attorney: Thomas P. Leane, Esq.  
Review Planner: Cameron Black, AICP PP  
Block: 10901      Lot: 120  
Zone: Park/Open Space Zone  
Description: Minor Subdivision of existing Lot 120 which is currently owned by two owners as tenants in common. Application to subdivide the parcel so that the two entities retain individual ownership of their respective portions of the existing Lot.  
**Carried to February 7, 2023 meeting with preservation of notice**
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7. **OLD BUSINESS**
  8. Case: P22-080  
<https://data.jerseycitynj.gov/explore/dataset/p22-080-136-summit-av/information/>  
For: Preliminary and Final Major Site Plan Amendment  
Address: 136 Summit Ave  
Applicant: Park Halb LLC  
Attorney: Eugene T. Paolino, Esq.  
Review Planner: Matt Ward, PP, AICP  
Block: 15305      Lot: 6.01 and 6.02  
Zone: Summit and Fairmount Redevelopment Plan  
Description: Amendment to site plan (filed under cases P16-056 and P16-056.1) to account for unapproved work that is completed or currently in progress. Changes to elevator bulkhead, façade materials, façade design, window arrangement and sizes, balcony arrangement, façade colors, mechanical room layouts, added refuge areas, interior

floor plans, alterations to entries and exits. New distribution materials uploaded since August 2022 meeting including transcript of hearing.

**Testimony Taken; Carried to February 21, 2023 with preservation notice**

9. 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 four (4) 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

**Approved with conditions 5-1**

10. NEW BUSINESS

11. 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/planning-board-application-pb22-224-244-bay-street-redevelopment-plan/information/>

**Approved 7-0**

12. Case: P23-003

Review and discussion of the Report for the Master Plan Re-Examination of the Historic Element to add the Sherman Place Residential Historic District to the Historic Resource Inventory. **Approved 6-1**

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-003-reexamination-of-master-plan-s-historic-prese/information/>

13. Case P23-011

Review and discussion of the Report Concerning the Designation of the Green Villa Expansion Study as an Area In Need of Rehabilitation. **Approved 7-0**

<https://data.jerseycitynj.gov/explore/dataset/green-villa-expansion-study-area-report-p23-011/information/>

14. Artist Certification Planning Board Application - Certified Artist Ann Giordano, Erica Seguine, and Greg Banks.

**Approved 7-0**

<https://data.jerseycitynj.gov/explore/dataset/artist-certification-planning-board-application-certified-artist-ann-giordano-er/information/>

15. 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 Opper, 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

**Motion to deny subdivision – Approved 6-1, Motion to dismiss site plan – Approved 7-0**

16. 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

**Approved with conditions 7-0**

17. 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 February 7, 2023**

18. 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 February 7, 2023**

19. 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 February 7, 2023 with preservation of notice**

20. 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 February 7, 2023**

21. 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 February 7, 2023 with preservation of notice**

22. 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 February 7, 2023 with preservation of notice**

23. Case: P22-059

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

For: Preliminary and Final Major Site plan with 'c' variance

Address: 120 Monticello Avenue (aka 118-124 Monticello Ave)

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 February 7, 2023 with preservation of notice**

24. Case: P22-134

<https://data.jerseycitynj.gov/explore/dataset/p22-134-1521-kennedy-blvd/information/>

For: Conditional Use

Address: 1521 Kennedy Blvd

Applicant: Kushmart Jersey LLC

Attorney: Victor J. Herlinksy

Review Planner: Matt Ward, AICP, PP

Block: 29101 Lot: 17

Zone: NC Neighborhood Commercial

Description: Proposed Class 5 Cannabis Retailer in one-story commercial building, 4,960 square feet. Cannabis Control Board approval granted.

**Carried to February 7, 2023 with preservation of notice**

25. Case: P22-112

<https://data.jerseycitynj.gov/explore/dataset/p22-112-660-684-tonnele-ave/information/>

For: Conditional Use and Preliminary and Final Major Site Plan with 'c' variances

Address: 660-684 Tonnele Ave

Applicant: TMW 660 Tonnele LLC

Attorney: Chris Muphy, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 2001 Lot: 4, 5, 6, 7

Zone: HC Highway Commercial

Description: Proposed Class 5 Cannabis Retailer at an existing commercial/industrial facility to include reuse of existing 8,520 square feet of commercial as well as alterations or improvements to facades, surface parking area including landscaping, drainage, resurfacing, restriping, and new signage.

Variances: minimum driveway width, minimum drive aisle width, loading space location, minimum street trees, Buffer headlight glare, maximum average footcandles, max footcandles at property line, minimum bike parking, maximum size of signage

**Carried to date uncertain**

26. Case P22-206

<https://data.jerseycitynj.gov/explore/dataset/p22-206-866-newark-avenue/information/>

For: Administrative Amendment

Address: 866 Newark Avenue

Applicant: 866 Newark Ave LLC

Attorney: Benjamin T. F. Wine, Esq

Review Planner: Tanya Marione, AICP, PP

Block: 7806 Lot: 23

Zone: NC – Neighborhood Commercial

Description: Amendment for a site plan approval (P20-107) granting preliminary and final major site plan approval with variances for the expansion and conversion of 8 residential dwelling unit above ground floor commercial and a two-vehicle garage. Applicant proposes to convert the existing garage into a second commercial space and eliminate the garage and curbcut.

**Carried to February 7, 2023 with preservation of notice**

27. Case P22-207

<https://data.jerseycitynj.gov/explore/dataset/p22-207-220-238-monticello-avenue/information/>

For: Administrative Amendment

Address: 220-238 Monticello Avenue, 221-227 Fairmount Avenue

Applicant: Monticello Equity Properties LLC

Attorney: Eugene T. Paolino, Esq

Review Planner: Tanya Marione, AICP, PP

Block: 15005 Lot: 1-16

Zone: Jackson Hill Redevelopment Plan – Neighborhood Mixed Use (Zone 1)

Description: Amendment for a site plan approval (P19-082) granting preliminary and final major site plan approval to construct a ten-story, 304 unit building with 124 parking spaces, 9,285 sq ft of ground floor retail, and a 2,820 sq ft public plaza. The applicant proposes revisions to the parking layout to eliminate the triple stacker system and instead construct a sub-cellar level as an additional level of parking. Minor revisions are proposed to unit layout and location in response to building code requirements.

**Carried to February 7, 2023 with preservation of notice**

28. Case: P22-235

<https://data.jerseycitynj.gov/explore/dataset/p22-235-173-175-armstrong-avenue-2023-planning>

For: Minor Subdivision with 'c' Variances

Address: 173-175 Armstrong Avenue

Applicant: JBT Developers LLC

Attorney: Thomas Leane, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 25601 Lots: 9 and 10

Zone: R-1

Description: A subdivision to create 3 non-conforming 23.33'x100' lots to be designated as 9.01, 9.02, and 10.01

Variances: Lot Width, Lot Area

**Carried to February 7, 2023 with preservation of notice**

29. 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 February 7, 2023 with preservation of notice**

**30. Memorialization of Resolutions are available upon request at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)**

1. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with variances #P21-134, submitted by Cobalt Holmes LLC (120 Storms Ave) block 15004 lot 23.02

2. Resolution of the Planning Board of the City of Jersey City approving minor subdivision #P21-047, submitted by 481-487 Communipaw LLC (481-487 Communipaw Ave) block 17206 lot 5

3. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with #P22-014, submitted by 80 Journal Square Partners LLC (80 Journal Sq. aka 2895 Kennedy Blvd) block 9403 lot 16.01

4. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with variances #P22-123, submitted by 335 Washington Realty LLC (335 Washington St) block 11611 lot 1.02

5. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with variances #P22-141, submitted by 243 Brunswick LLC (10-14 South St) block 2402 lot 1

6. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan #P22-149, submitted by 316 Forrest LLC (316 Forrest St) block 19503 lot 42.02

7. Resolution of the Planning Board of the City of Jersey City approving extension of major final major site plan #P22-150, submitted by 14-16 Oakland Avenue JD LLC (14-16 Oakland Ave) block 8202 lots 2,3

8. Resolution of the Planning Board of the City of Jersey City approving minor site plan #P22-157, submitted by 95 Webster JC LLC (324 Whiton St) block 19005 lot 26

9. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major subdivision #P22-177, submitted by Garfield JC Partners LLC (900 Garfield Ave) block 21501 Lots 16,17,18.01,19.01,20.01

10. Resolution of the Planning Board of the City of Jersey City approving administrative amendments to preliminary and final major site plan #P22-190, submitted by Cottage 29 Owner LLC (11-29 Cottage St) block 7903 lots 20-25

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

32. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD