

JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the February 7, 2023 virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call — Langston, Cruz, Desai, Torres, Lipski, Green, Gonzalez
4. Swear in Staff Case
5. Correspondence
6. Adjournments

a. Case: P22-069

<https://data.jerseycitynj.gov/explore/dataset/p22-069-227-301-west-side-ave/information/>

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

Address: 227-301 West Side Ave and 19-23 Fisk St

Applicant: West Side Fisk LLC

Attorney: Charles Harrington III Esq.

Review Planner: Matt Ward, AICP, PP

Block: 22103 Lots: 5, 13 & 14

Zone: West Side Redevelopment Plan

Description: Proposed construction of a six (6) story residential building with 200 dwelling units (utilizing the affordable housing overlay "AHO" which requires 20 affordable units), 103 off-street parking spaces, and partial preservation and adaptive reuse of an existing industrial structure.

Variances: maximum lot coverage, maximum building coverage, minimum rear yard setback

Carried to February 21, 2023 meeting with preservation of notice

b. 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 21, 2023 meeting with preservation of notice

c. Case: P22-148

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-148-626-summit-avenue2023/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 626 Summit Avenue

Applicant: 628 Summit Ave, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 6701 Lot: 21.01

Zone: Journal Square 2060 (Zone 3: Commercial Center)

Description: Applicant proposes amendments to a previously approved 27 story, mixed-use building with two (2) floors of commercial space pursuant to the Office Space Bonus, ground floor retail and 209 dwelling units. Applicant proposes to increase the height to 29 stories to include additional tenant amenity space and a leasing office.

Variance(s): Tower side yard setback, distance to tower from low density area, depth of floors above ground from the right-of-way, loading and utility (transformer) locations

Carried to February 21, 2023 with preservation of notice

7. OLD BUSINESS

8. NEW BUSINESS

9. Case:P22-218<https://data.jerseycitynj.gov/explore/dataset/p22-218-900-bergen-avenue-2023/information/>

For: One (1) Year Extension (Final Major Site Plan with Deviation)

Address: 900 Bergen Avenue

Applicant: 900 Bergen, LLC

Attorney: Charles J. Harrington, III

Review Planner: Timothy Krehel, AICP PP

Block: 10701 Lot: 4

Zone: Journal Square 2060 (Zone 7: Deco)

Description: One (1) Year Extension for approvals granted for case P20-114. Variance(s):

Previously Approved

Approved with conditions 7-0

10. 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.

Approved with conditions 6-0 (cruz recused)

11. 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.

Approved with conditions 6-0

12. 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.

Approved with conditions 6-0

13. 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

Approved with conditions 6-0

14. 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 21, 2023 with preservation of notice

15. Case: P22-163 <https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-163-3079-john-f-kennedyboulevard-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 3079 John F. Kennedy

Boulevard Applicant: Chosen SquareLLC

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 thirtysix parking spaces on the first floor. Variance(s): None

Carried to February 21, 2023 with preservation of notice

16. Case: P22-059 <https://data.jerseycitynj.gov/explore/dataset/p22-059-120-monticello-avenue-site-planamendment/information/>

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

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 six-story multifamily mixed-use building with 2 ground floor retail spaces and 46 units above the ground floor. Variances: roof top coverage

Carried to February 21, 2023 with preservation of notice

17. 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 21, 2023 with preservation of notice

18. 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.

Approved with conditions 7-0

19. 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.

Approved with conditions 7-0

20. Case: P22-235 <https://data.jerseycitynj.gov/explore/dataset/p22-235-173-175-armstrong-avenue-2023-planningboard/information/>

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

Approved with conditions 6-1

21. 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 21, 2023 with preservation of notice

22. Case: P22-144 <https://data.jerseycitynj.gov/explore/dataset/p22-144-minor-subdivision-363-newark-avenue2023/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 & 109

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.

Approved with conditions 7-0

23. Case:P22-232

<https://data.jerseycitynj.gov/explore/dataset/p22-232-79-caven-point-ave/information/>

For: Section 31 Review

Address: 79 Caven Point Ave

Applicant: Friends of Quality Education, Inc.

Attorney: Jonathan B. King, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 24301 Lots: 1.02 and 1.03 (f/k/a 1)

Zone: Canal Crossing

Description: Proposed school campus including one Elementary School sized for 720 students, one Middle School sized for 360 students, and two High Schools sized 960 students inclusive of accessory shared by the schools, a parking garage for staff and visitors, a playing field, and plazas, as well as construction of a Morris Canal Greenway segment.

Recommended to City Council 7-0

24. Case: P22-145

<https://data.jerseycitynj.gov/explore/dataset/p22-145-417-communipaw-ave-sub/information/>

For: Preliminary and Final Major Subdivision

Address: 417 Communipaw Ave and 139 Woodward St

Applicant: 417 Communipaw OZ, LLC

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 18901 Lots: 23 and 29

Zone: Morris Canal Redevelopment Plan

Description: subdivide two lots into four lots in conformance with the Berry Lane Park North district of the redevelopment plan. **Carried to February 21, 2023 with preservation of notice**

25. Case: P22-146

<https://data.jerseycitynj.gov/explore/dataset/p22-146-417-communipaw-ave-sp/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 417 Communipaw Ave and 139 Woodward Street

Applicant: 417 Communipaw OZ, LLC

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 18901 Lots: 23 and 29

Zone: Morris Canal Redevelopment Plan

Description: Proposed project with an 18-story mixed-use building consisting of 420 dwelling units (of which 21 units will be affordable), 7,425 square feet of commercial, 273 off-street parking spaces, and 236 bike parking spaces. In addition, the proposed project includes a 22,000 square foot recreation center to be dedicated to the City; an area to be improved as 40 surface parking spaces to be dedicated to the City; a 14,000 square foot retail component where no less than 40% of floor area designated as retail incubator space for state-licensed minority, women, veteran owned businesses or state-licensed disadvantaged business enterprises; just over 20,000 square feet of publicly accessible open space (to be owned and maintained by the RedeveloperApplicant) linking Communipaw Avenue to Berry Lane Park; the installation of improvements along Woodward Street; the adaptive reuse of the Steel Tech Head House; and other certain on- and off-site improvements. Variances: Minimum setback from Berry Lane Park for structures greater than 2 stories; Minimum landscaped buffer; Maximum number of stories.

Carried to February 21, 2023 with preservation of notice

26. Case: P22-200 <https://data.jerseycitynj.gov/explore/dataset/p22-200-176-west-side-ave/information/>

For: Preliminary and Final Major Site Plan

Address: 176 West Side Avenue

Applicant: 176 Westside Avenue Development, LLC

Attorney: Gordon N. Gemma

Review Planner: Matt Ward, PP, AICP

Block: 23801 Lot: 1.01

Zone: RC-2 Residential Commercial 2 District

Description: Proposed five-story mixed-use building with 67 dwelling units (triggering the Inclusionary Zoning Ordinance "IZO" which requires 10 affordable units), a mix of resident amenity spaces, roughly 6,767 square feet of ground floor retail, 69 off-street parking spaces, 38 bike parking spaces, two curb cuts with an exit-only driveway proposed on Fulton Avenue, and other associated improvements.

Carried to February 21, 2023 with preservation of notice

27. Case: P22-217 <https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-217-151-yaleavenue/information/>

For: Preliminary and Final Major Site Plan Amendment with 'C' Variances and an Interim Use

Address: 151 Yale Avenue

Applicant: 100 Water Street Phase 2 LLC

Attorney: James C. McCann, Esq.

Review Planner: Liz Oppen, AICP

Block: 20704; 20701 Lot: 1 and 2 (Block 20704); 4 and 5 (Block 20701)

Zone: Split-Zoned Development/Highway Mixed-Use | Water Street Redevelopment Plan

Description: 6-story, mixed use building with 302 residential units, 5,290SF of commercial space, and a parking garage containing 577 spaces. Interim valet surface parking containing a total of 118 spaces during Phase 2 building construction.

Variances: parking, side yard, 2

Carried to February 21, 2023 with preservation of notice

28. Case: P22-077 <https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-077-251-257-grandstreet/information/>

For: Minor Subdivision and Preliminary Major Site Plan with 'C' Variances

Address: 251-257 Grand Street

Applicant: Liberty Harbor North Brownstone Condominium Urban Renewal, LLC

Attorney: James C. McCann, Esq.

Review Planner: Liz Oppen, AICP and Mallory Clark-Sokolov, PP, AICP

Block: 15801 Lot: 23.03, 23.04 & 23.01

Zone: Liberty Harbor North Redevelopment Plan

Description: New Construction of a 12 story plus attic multi-family mixed use residential building containing 106 units with a lot re-configuration and consolidation to conform lots to development. Variances: Balcony depths, ground floor height

Carried to February 21, 2023 with preservation of notice

29. Case: P22-159 <https://data.jerseycitynj.gov/explore/dataset/p22-159-145-industrial-drive-2-54-and-56-58-harbor/dr/information/>

For: Preliminary and Final Major Site Plan with 'c' Variances

Address: 145 Industrial Drive, 2-54 and 56-68 Harbor Drive

Applicant: IV3 Liberty Commerce Center, LLC

Attorney: Thomas J. Trautner, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 30306 Lot: 11, 12, 13

Zone: Greenville Industrial (Modern Industrial Park District)

Description: Applicant proposes construction of a 404,427 square foot warehouse building containing approximately 384,206 square feet of warehouse space and 20,221 square feet of ancillary office space.
Variance(s): Parking must be located behind or on the side of buildings, off street loading is limited to the rear and/or side yards, one ground sign per building is permitted, Freestanding ground sign area shall not exceed 20sf in area or be 4' above grade.

Carried to February 21, 2023 with preservation of notice

30. Case: P22-201

<https://data.jerseycitynj.gov/explore/dataset/p22-201-179-academy-street-2023/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 179 Academy Street

Applicant: TRG Academy, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 12308 Lot: 11.01

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-use)

Description: Amendments to previously approved six (6) story building on newly subdivided lot including fifty (50) residential units and rear yard and rooftop terraces. The changes are largely interior, and any proposed changes associated with the façade are in relation to the interior changes.

Carried to February 21, 2023 with preservation of notice

31. Case: P22-202

<https://data.jerseycitynj.gov/explore/dataset/p22-202-39-high-street-2023/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 39 High Street

Applicant: 37-47 High Street

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 10802 Lot: 11.01

Zone: Journal Square 2060 (Zone 4a: Community Mixed-Use)

Description: Proposed Amendments to a previously approved a six (6) story residential building with eightythree (83) dwelling units and eighteen (18) parking spaces. The changes are largely interior, and any proposed changes associated with the façade are in relation to the interior changes or to the rooftop which are not visible from the street. Additionally, Applicant has requested that we provide payment to the Jersey City tree fund in lieu of a previously approved tree pit.

Carried to February 21, 2023 with preservation of notice

32. Case: P22-205 <https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-205-36-congress-street-2023>

For: Conditional Use

Address: 36 Congress Street

Applicant: The Other Side Dispensary, LLC

Attorney: Frank Guagliardi, Esq.

Review Planner: Francisco Espinoza

Block: 1704 Lot: 20

Zone: RC-2 Residential Commercial 2 District

Description: Proposed Class 5 Cannabis Retailer located on the ground floor of a 2-story building with 3,047 square feet. The applicant will be renovating the interior space. Cannabis Control Board approval granted.

Carried to February 21, 2023 with preservation of notice

33. Case: P23-014 <https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-014-78-bishop/information/>

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

Applicant: 78 Bishop Street JC, LLC

Attorney: Charles J. Harrington, III, Esq

Review Planner: Tanya Marione, AICP, PP

Block: 15042 Lot: 5

Zone: Morris Canal Redevelopment Plan

Description: Construction of a new single story, 9,498 sq ft light industrial use facility with six onsite parking spaces on and undersized lot

Variances: Minimum front yard, Minimum side yard, Minimum rear yard, Minimum parking spaces

Carried to February 21, 2023 with preservation of notice

34. Memorialization of Resolutions are available upon request at cityplanning@icnj.org

1. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan #P22-053, applicant: 610 Communipaw NJ LLC (610 Communipaw Ave) block 17905 lot 23
2. Resolution of the Planning Board of the City of Jersey City approving preliminary and final major site plan with deviation #P22-082, applicant: LLCK Investment ventures LLC (169 Culver Ave) block 22102 lot 16
3. Resolution of the Planning Board of the City of Jersey City approving minor subdivision with variance #P22-098, applicant: Solomon Silberstein (146-148 Cator Ave) block 28201 lot 18
4. Resolution of the Planning Board of the City of Jersey City approving extension of prior approval #P22-178, applicant: Sand to Stone LLC (92 Ocean Ave) block 30101 lot 33.01
5. Resolution of the Planning Board of the City of Jersey City approving minor site plan #P22-179, applicant: Dish Wireless LLC (251 Beacon Ave) block 5505 lot 3
6. Resolution of the Planning Board of the City of Jersey City approving minor site plan #P22-180, applicant: Dish Wireless LLC (102-110 Columbia Ave) block 2005 lot 18
7. Resolution of the Planning Board of the City of Jersey City approving minor site plan #P22-186 applicant: Dish Wireless LLC (35 Journal Sq) block 12104 lot 2
8. Resolution of the Planning Board of the City of Jersey City approving extension of prior approvals #P22-185, applicant: Shantibhani Patel (18 Perrine Ave) block 10803 lot 45
9. Resolution of the Planning Board of the City of Jersey City approving review and discussion of the Report Concerning the Designation of the Green Villa Expansion Study as an Area In Need of Rehabilitation #P23-011

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

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD