

JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the March 14, 2023 special virtual meeting.

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Langston, Gangadin, Cruz, Desai, Lipski, Torres
4. Swear in Staff Case
5. Correspondence
6. ADJOURNMENTS
 - a. Case: P22-200 Address: 176 West Side Avenue
<https://data.jerseycitynj.gov/explore/dataset/p22-200-176-west-side-ave/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - b. Case: P22-077 Address: 251-257 Grand Street
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-077-251-257-grand-street/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - c. Case: P22-069 Address: 227-301 West Side Ave and 19-23 Fisk St
<https://data.jerseycitynj.gov/explore/dataset/p22-069-227-301-west-side-ave/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - d. Case: P22-159 Address: 145 Industrial Drive, 2-54 and 56-68 Harbor Drive
<https://data.jerseycitynj.gov/explore/dataset/p22-159-145-industrial-drive-2-54-and-56-68-harbor-dr/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - e. Case: P22-201 Address: 179 Academy Street
<https://data.jerseycitynj.gov/explore/dataset/p22-201-179-academy-street-2023/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - f. Case: P22-202 Address: 39 High Street
<https://data.jerseycitynj.gov/explore/dataset/p22-202-39-high-street-2023/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - g. Case: P22-205 Address: 36 Congress Street
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-205-36-congress-street-2023/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - h. Case: P23-014 Address: 78 Bishop Street
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-014-78-bishop/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - i. Case: P22-148 Address: 626 Summit Avenue
<https://data.jerseycitynj.gov/explore/dataset/p22-148-626-summit-avenue-2023/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - j. Case: P22-221 Address: 70 Mallory Avenue
<https://data.jerseycitynj.gov/explore/dataset/p22-221-70-mallory-ave-planning-board-application/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - k. Case: P22-222 Address: 400 Claremont Avenue
<https://data.jerseycitynj.gov/explore/dataset/p22-222-400-claremont-ave-planning-board-application/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
7. OLD BUSINESS
8. NEW BUSINESS
9. 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.
Testimony taken, carried to April 4, 2023 meeting renote required

10. Case: P22-195
<https://data.jerseycitynj.gov/explore/dataset/p22-195-332-whiton-street-planning-board-application/information/>
For: Preliminary and Final Major site Plan with “c” variances
Address: 332 Whiton Street
Applicant: We Build This, LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, PP, AICP
Block: 19005 Lots: 30
Zone: Morris Canal Redevelopment Plan
Description: Alteration and addition of existing three-story building
Approved with conditions 6-0
11. Case: P22-169
<https://data.jerseycitynj.gov/explore/dataset/p22-169-288-grand-street-planning-board-agenda/information/>
For: Minor Site Plan
Address: 288 Grand Street
Applicant: Moshin Ilyas
Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Black, PP, AICP
Block: 14105 Lots: 5
Zone: Bright Street Development Plan
Description: New four story, 46.5 feet tall mixed-use building with 671.67 SF of commercial space on the ground floor and three dwelling units on a 1,246.9 SF lot.
Approved with conditions 6-0
12. Case: P22-223
<https://data.jerseycitynj.gov/explore/dataset/p22-223-nj-route-440-nj-route-185-2023/information/>
For: Preliminary Final Major Site Plan Amendment with a ‘c’ Variance
Address: NJ Route 440 & NJ Route 185
Applicant: MCR 54 RT 440 JC, LLC
Attorney: Donald M. Pepe, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 30305 Lot: 2, 3, 4 & 5.01
Zone: PI (Port Industrial)
Description: Proposed Terminal Facility
Variance(s): The applicant is requesting a variance from from §345-67(A) which prohibits chain link fences in the front yard where a front yard chain link fence is proposed; and §345-68 which permits a maximum sign height of 6’ where 10’ is proposed and a setback of 30’ where 0’ setback is proposed.
Approved with conditions 6-0
13. Case: P22-197
<https://data.jerseycitynj.gov/explore/dataset/p22-197-124-glenwood-avenue-2023/information/>
For: Minor Site Plan
Address: 124 Glenwood Avenue
Applicant: 124 Glenwood Holdings, LLC
Attorney: Benjamin T.F. Wine, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 13204 Lot: 56
Zone: R-3

Description: The applicant is proposing to demolish the existing structures and to construct a new four (4) story, four (4) unit residential building.

Variance(s): None

Testimony taken, carried to April 4, 2023 meeting renote required

14. Case: P23-023

<https://data.jerseycitynj.gov/explore/dataset/p23-023-125-cc-drive/information/>

For: Conditional Use – Class 5 Cannabis Retailer Microbusiness

Address: 125 Christopher Columbus Drive

Applicant: Cannaboutique by Greenhouse, LLC

Attorney: Andy Sick

Review Planner: Matt Ward, PP, AICP

Block: 12901 Lot: 4

Zone: NC – Neighborhood Commercial Zone

Description: Proposed Class 5 cannabis retailer and microbusiness to consist of 2500 square feet in an existing 1-story building along with associated interior fit out and exterior improvements

Approved with conditions 6-0

15. Case: P22-099

<https://data.jerseycitynj.gov/explore/dataset/p22-099-130-bay-street-2023/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 130 Bay Street

Applicant: Warren at Bay, LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 11504 Lot: 2

Zone: Powerhouse Arts District (Rehabilitation Zone)

Description: The Applicant is seeking an Administrative Amendment to the Preliminary and Final Major Site Plan approval granted under P19-123.

Variance(s): Previously approved deviations under P19-123 will remain in effect.

Approved with conditions 6-0

16. Case: P21-023

<https://data.jerseycitynj.gov/explore/dataset/p21-023-236-238-academy-street-2023/information/>

For: Preliminary & Final Major Site Plan w/ "c" Variances

Address: 236-238 Academy Street

Applicant: 97 Laidlaw, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel AICP PP

Block: 12204 Lot: 23, 24

Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed Use)

Description: Applicant is proposing an expansion of an existing 2.5 story building with three (3) residential units to a five (5) story building with twenty-one (21) residential units.

Variance(s): Maximum extension for all floors: 70' required and 92.917' are proposed. Maximum building height: 54' required and 55.50' are proposed. Minimum Landscaping: 450.60 SF required, and 400 SF is proposed. Maximum mechanical roof appurtenances area: 510' required and 798' are proposed.

Carried to March 21, 2032 meeting with preservation of notice

17. Case: P22-184

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-184-529-liberty-2023>

For: Minor Subdivision

Address: 529 Liberty Ave

Applicant: 529 Liberty Ave, LLC

Attorney: Stephen Joseph

Review Planner: Francisco Espinoza

Block: 1202 Lot: 43

Zone: R-1

Description: Applicant proposes to subdivide a 50' wide by 100' deep lot into two conforming 25' wide by 100' deep lots.

Carried to April 4, 2023 meeting with preservation of notice

18. Case P22-168

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-168-157-newark-ave>

For: Preliminary & Final Major Site Plan w/ "c" Variances

Address: 157 Newark Ave and 324 Barrow Street

Applicant: The Barrow Street, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Francisco Espinoza

Block: 11405 Lot: 2.01 and 5

Zone: Newark Avenue Downtown Redevelopment Plan

Description: Applicant proposes to demolish existing building and construct a new six (6) story building with a penthouse containing 41 dwelling units and ground floor retail.

Variance(s): Non-Compliance with height and setbacks for permitted penthouse bonus area.

Carried to April 4, 2023 meeting with preservation of notice

19. Case: P23-030

<https://data.jerseycitynj.gov/explore/dataset/p23-030-460-grand-street-planning-board-application/information/>

For: Minor Site Plan

Address: 460 Grand Street

Applicant: DISH Wireless L.L.C.

Attorney: Kevin Jones, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 13801 Lots: 6

Zone: Bates Street Redevelopment Plan

Description: DISH Wireless L.L.C. is proposing to install a rooftop wireless antenna facility on the existing building.

Carried to March 21, 2023 meeting with preservation of notice

20. Case: P23-007

<https://data.jerseycitynj.gov/explore/dataset/p23-007-401-405-whiton-street-planning-board-application/information/>

For: Administrative Amendment

Address: 401-405 Whiton Street

Applicant: 40135 Whiton, LLC

Attorney: Alex Gluck, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 17506 Lots: 8, 9, and 10

Zone: Lafayette Park Redevelopment Plan Area

Description: Applicant proposes an administrative amendment that include minor interior alterations to the first floor to better accommodate the building utilities; slightly shifting the lobby entrance, garage door and storefront; shifting the open wells for the building on the side of the building; placing HVAC condensers and decorative screening (previously approved) on the rooftop; and replacing the approved stone panels on the second floor façade areas with the same brick as the rest of the residential floors above. The amendments will reduce the bedroom count, but the number of residential units will remain the same.

Carried to April 4, 2023 meeting with preservation of notice

21. Case: P22-125

<https://data.jerseycitynj.gov/explore/dataset/p22-125-481-central-ave/information/>

For: Conditional Use – Class 5 Cannabis Retailer

Address: 481 Central Ave

Applicant: Lifted Vision LLC

Attorney: Micci J. Weiss

Review Planner: Matt Ward, PP, AICP

Block: 1504 Lot: 32

Zone: NC – Neighborhood Commercial District.

Description: Proposed Class 5 cannabis retailer to consist of 1,650 square feet in an existing building along with associated interior fit out.

Carried to March 21, 2023 meeting with preservation of notice

22. Case: P23-008

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-107-magnolia-ave-p23-008/information/>

For: 'C' Variances

Address: 107 Magnolia Avenue

Applicant: Gregory & Nilvia Bergonio

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 9604 Lot: 6

Zone: Jersey Square 2060 RDP – Zone 4a

Description: Proposed curbcut and two parking spaces with electric vehicle charging station in the side/rear of an existing four-unit building.

Carried to March 21, 2023 meeting with preservation of notice

23. Case: P22-212

<https://data.jerseycitynj.gov/explore/dataset/p22-212-homestead-place-2023/information/>

For: Preliminary and Final Major Site Plan

Address: Homestead Place (697 Newark Avenue; 30 Cottage Street; 35 Cottage Street; 26 Van Reipen Avenue; 9 Homestead Place

Applicant: Homestead Assemblage, LLC

Attorney: Charles J. Harrington, III

Review Planner: Timothy Krehel, AICP PP

Block: 7902, Lots: 27 & 45

Block: 7903, Lots: 19, 20, and 38.01

Block: 7904, Lot: 1

Zone: Journal Square 2060 (Homestead Place Bonus)

Description: This application is seeking approval for the comprehensive. Improvements to the Homestead Place Extension pedestrian walkway, and the related street crossing improvements. The Property is located within Journal Square 2060 Redevelopment Plan area (the "Redevelopment Plan"), and these improvements are related to the Homestead Place Extension as envisioned by the Redevelopment Plan and the Homestead Place Bonus regulations.

Approved with conditions 6-0

24. Memorialization of Resolutions are available upon request at Cityplanning@icnj.org

1. Resolution of the Jersey City Planning Board approving preliminary and final major site plan phase 2 #P22-217, applicant: 100 Water Street Phase 2 LLC block 20704 lots 1& 2, block 20701 lots 4 & 5 151 Yale Ave fka 135 Yale Ave, 165 Yale Ave, 650 Route 440& Route 440

2. Resolution of the Jersey City Planning Board approving amendment to preliminary and final major site plan with deviations #P22-080 applicant: Park Halb LLC (136 Summit Ave) block 15305 lots 6.01, 6.02

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

26. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD