

## JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the April 25, 2023 virtual meeting.

1. Call to Order
  2. Sunshine Announcement
  3. Roll Call – *Langston, Gonzalez, Gangadin, Desai, Lipski, Green*
  4. Swear in Staff Case
  5. Correspondence
  6. ADJOURNMENTS
  7. OLD BUSINESS
- a. Case: P23-055  
<https://data.jerseycitynj.gov/explore/dataset/p23-055-252-monticello-avenue/information/>  
For: One (1) year extension (minor site plan with variance)  
Address: 252 Monticello Avenue  
Applicant: 252 Monticello, LLC Attorney: Michael Higgins, Esq.  
Review Planner: Liz Opper, AICP  
Block: 15203 Lot: 2 Zone: NC  
Description: One (1) year extension for approvals granted for case P20-073  
Variance(s): Previously approved  
**Approved with conditions 6-0**
  - b. Case: P23-051  
<https://data.jerseycitynj.gov/explore/dataset/p23-051-292-grand-street/information/>  
For: One (1) year extension (minor site plan)  
Address: 292 Grand Street  
Applicant: Nainil N Bhadiyadara Attorney: Stephen Joseph, Esq.  
Review Planner: Liz Opper, AICP  
Block: 14105 Lot: 3 Zone: Bright Street Redevelopment Plan | Zone 1  
Description: One (1) year extension for approvals granted for case P21-165  
**Approved with conditions 6-0**
  - c. Case: P23-041  
<https://data.jerseycitynj.gov/explore/dataset/p23-041-400-7th-street/information/>  
For: One (1) year extension (preliminary and final major site plan with variances)  
Address: 400 7<sup>th</sup> Street  
Applicant: 400 7th Street, LLC  
Attorney: Charles Harrington, Esq.  
Review Planner: Liz Opper, AICP  
Block: 9801 Lots: 14, 15  
Zone: Enos Jones Redevelopment Plan | Midrise Transition Zone  
Description: One (1) year extension for approvals granted for case P18-121 and amended by case P19-008  
Variance(s): Previously approved  
**Approved with conditions 6-0 (3 yrs. Approved)**
  - d. Case: P23-042  
<https://data.jerseycitynj.gov/explore/dataset/p23-042-58-60-center-st/information/>  
For: Two (2) year extension  
Address: 58-60 Center Street and 214 Bright Street  
Applicant: York Street West, LLC Attorney: Charles Harrington III  
Review Planner: Matt Ward, AICP, PP  
Block: 13805 Lots: 4, 5, 6, 7 & 8 Zone: Bates Street Redevelopment Plan  
Description: Request for two, one (1) year extensions of a preliminary and final major site plan with deviations granted originally under case number P20-071.  
**Approved with conditions 6-0**
  - e. Case: P22-033  
<https://data.jerseycitynj.gov/explore/dataset/p23-033-32-coles-street-2023/information/>  
For: One (1) Year Extension  
Address: 32 Coles Street  
Applicant: John & Rose Dao Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP

Block: 11113 Lot: 2 Zone: NC (Neighborhood Commercial)

Description: Extension of previous approval under P19-043.

**Carried to May 9, 2023 with preservation of notice**

f. Case: P23-060

<https://data.jerseycitynj.gov/explore/dataset/p23-060-198-academy-street/information/>

For: Three (3) year extension

Address: 198 Academy Street

Applicant: Vaishno Ma Summit UR, LLC Attorney: Martin Pflieger

Review Planner: Matt Ward, AICP, PP

Block: 12301 Lots: 2 Zone: Journal Square 2060 Redevelopment Plan

Description: Request for three, one (1) year extensions of a preliminary and final major site plan with 'c' variances granted originally under case number P20-155.

**Approved with conditions 6-0**

g. Case: P23-064

<https://data.jerseycitynj.gov/explore/dataset/p23-064-232-238-sip-ave/information/>

For: One (1) year extension

Address: 232-238 Sip Avenue

Applicant: Mata Vaishnavi Sip, LLC Attorney: Martin F. Pflieger

Review Planner: Matt Ward, AICP, PP

Block: 10502 Lots: 15, 16, 17 and 18 Zone: Journal Square 2060 Redevelopment Plan

Description: One (1) year extension requested for a preliminary and final major site plan with 'c' variances granted originally under case number P17-012. The applicant received a prior one year extension under case P22-043.

**Approved with conditions 6-0**

h. Case: P23-052

<https://data.jerseycitynj.gov/backoffice/catalog/datasets/p23-052-414-432-hoboken-ave-2023/#information>

For: Two (2) Year Extension

Address: 414-432 Hoboken Avenue

Applicant: 416 Hoboken Avenue, LLC Attorney: Francis X. Regan, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 6701 Lots: 6-12 Zone: Journal Square 2060 (Zone 4: Neighborhood Mixed-Use)

Description: Two (2) Year Extension of previous approvals/extensions from P19-143 & P22-017

**Approved with conditions 6-0 (1 yr. approved)**

i. Case: P23-034

<https://data.jerseycitynj.gov/explore/dataset/p23-034-570-washington-boulevard-one-year-extension/information/>

For: One (1) year extension (preliminary and final major site plan with variances)

Address: 570 Washington Boulevard

Applicant: 570 Washington Ground Owner LLC c/o The Carlyle Group

Attorney: Gerard D. Pizzillo, Esq. Review Planner: Cameron Black, AICP, PP

Block: 7302.02 Lots: 3 Zone: Newport RDP

Description: The Applicant is seeking a second one (1) year extension for the site of the amendment to the Preliminary and Final Major Site Plan granted under case number P18-182 on January 8, 2019 and memorialized by resolution on the same date and further extended on February 18, 2022 under case number P21-157 and memorialized by resolution on March 8, 2022

**Approved with conditions 6-0**

j. 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.

**Carried to May 9, 2023 meeting with presentation of notice**

8. NEW BUSINESS

9. Case: P23-078 <https://data.jerseycitynj.gov/explore/dataset/p23-078-development-fees-affordable-housing-ord/information/>  
For: Review and discussion of council ordinance 23-029 commonly referred to as the Development Fees Ordinance to raise funds for the Affordable Housing Trust Fund pursuant to state laws. Referred to planning board by council resolution 23-287.  
**Recommended for adoption to City Council with floor amendments 6-0**
10. Case: P23-080 <https://data.jerseycitynj.gov/explore/dataset/p23-080-ldo-amendment-to-checklist-zdl-optional/information/>  
For: Review and discussion of amendments to the chapter 345-31 of the land development ordinance regarding applications and checklists to make the zoning determination letter required upon staff request. Proposed by city planning staff.  
**Recommend for adoption to City Council 6-0**
11. Case: P23-058 <https://data.jerseycitynj.gov/explore/dataset/p23-058-green-villa-redevelopment-plan-amendment/information/>  
For: Review and discussion of Amendments to the Green Villa Redevelopment Plan. These amendments include the expansion of the redevelopment plan boundaries rezoning areas that are currently R-1 and/or R-3 districts.  
**Recommended for adoption to City Council 6-0**
12. Case: P23-015 <https://data.jerseycitynj.gov/explore/dataset/p23-015-planning-board-fayette-avenue-study-area-designation-report/information/>  
For: Report designating the Fayette Avenue Study Area as an area in need of rehabilitation.  
**Recommended for adoption to City Council 6-0**
13. 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.  
**Approve with conditions 5-0-1**
14. Case: P22-221 <https://data.jerseycitynj.gov/explore/dataset/p22-221-70-mallory-ave-planning-board-application/information/>  
For: Preliminary and Final Major Site Plan with ‘C’ Variances  
Address: 70 Mallory Avenue  
Applicant: 70 Mallory Owner LLC      Attorney: James McCann, Esq.  
Review Planner: Liz Opper, AICP  
Block: 21801      Lots: 2,3      Zone: Route 440-Culver Redevelopment Plan | Mid-Rise A  
Description: Proposed six (6) story mixed-use development with 189 dwelling units, 5,898 sf retail, 120 parking spaces and tenant amenities. Building will connect via garage and passageways with existing 400 Claremont Avenue development.  
Variance(s): side yard setback and street tree spacing  
**Approved with conditions 5-0**
15. Case: P22-222 <https://data.jerseycitynj.gov/explore/dataset/p22-222-400-claremont-ave/information/>  
For: Site Plan Amendment  
Address: 400 Claremont Avenue  
Applicant: 400 Claremont LLC      Attorney: James McCann, Esq.  
Review Planner: Liz Opper, AICP  
Block: 21801      Lot: 4.01      Zone: Route 440-Culver Redevelopment Plan | Mid-Rise A  
Description: Applicant proposes alterations to the existing structure to allow for connections between the existing garage and a new development at 70 Mallory Avenue. Skyway/hallway passages are proposed to connect the buildings.  
Variance(s): side yard variance  
**Approved with conditions 5-0**
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.

**Approved with conditions 6-0**

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: Nicholas Corrado

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.

**Approved with conditions 6-0**

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 May 9, 2023 with preservation of notice**

19. Case: P22-213

<https://data.jerseycitynj.gov/explore/dataset/p21-132-824-826-pavonia-avenue-2022/information/>

For: Administrative Amendment

Address: 824-826 Pavonia Avenue

Applicant: 824 Pavonia, LLC Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9404 Lot: 25, 26 Zone: Journal Square 2060

Description: Amendment to existing variance approval. Project will be new construction rather than renovation. No changes to building layout, unit count, or site plan.

Variance(s): Front yard setback, Rear yard setback, Rear yard setback above ground floor.

**Carried to May 23, 2023 with preservation of notice**

20. Case: P23-008 <https://data.jerseycitynj.gov/explore/dataset/planning-board-application-107-magnolia-ave-p23-008/information/>

For: Minor site plan with '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 May 9, 2023 with preservation of notice**

21. Case: P22-115 <https://data.jerseycitynj.gov/explore/dataset/p22-115-381-route-440-2023/information/>

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

Address: 381 Route 440

Applicant: Target Corporation Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 26102 Lot: 3 Zone: WPD Waterfront Planned Development

Description: Construction of new Target store on site of former K-Mart location. New store to be composed of 119,387 square feet of retail space, 515 proposed parking stalls and new signage.

Variance(s): Maximum Number of Signs, Sign Height, Required Loading Spaces, GAR Requirements, Maximum Heights for Lighting, Parking Location, Required Store Front Glass Coverage, Landscaping

**Carried to May 9, 2023 with preservation of notice**

22. Case: P22-196 <https://data.jerseycitynj.gov/explore/dataset/p22-196-321-route-440-minor-site-plan-with-c-variances/information/>  
For: Minor Site Plan with "c" Variances  
Address: 401 Route 440  
Applicant: Delco-Levco Venture Attorney: Thomas P. Leane, Esq.  
Review Planner: Cameron Black, AICP PP  
Block: 26102 Lot: 3 Zone: WPD  
Description: Applicant proposes adding twelve (12) conforming façade signs for tenant identification and one (1) 322.3 sq. ft. pylon freestanding sign  
Variance(s): freestanding pylon height and location relief from internally illuminated signs  
**Carried to May 9, 2023 with preservation of notice**
23. Case: P22-085 <https://data.jerseycitynj.gov/explore/dataset/p22-085-324-326-central-ave/information/>  
For: Conditional Use  
Address: 324-326 Central Ave  
Applicant: Chilltown Dispensary LLC Attorney: Stephen Joseph  
Review Planner: Matt Ward, PP, AICP  
Block: 2901 Lot: 25 Zone: NC – Neighborhood Commercial  
Description: Proposed conditional use, class 5 cannabis retailer of 3,285.7 square feet at an existing mixed-use building with associated interior renovations, new storefront façade, exterior work, and signage.  
**Approved with conditions 4-0-2**
24. Case: P22-161 <https://data.jerseycitynj.gov/explore/dataset/p22-161-231-twelfth-street/information/>  
For: Preliminary and Final Major Site Plan with 'c' Variance  
Address: 231 Twelfth Street  
Applicant: Yum & Chill Restaurant Group  
Attorney: Stephen Joseph, Esq.  
Review Planner: Liz Opper, AICP  
Block: 8603 Lot: 2  
Zone: Jersey Avenue Tenth Street Redevelopment Plan, Commercial Strip  
Description: Demolition of existing building and construction of a new 2,850 sf building containing a convenience store and drive through restaurant with site improvements.  
Variance(s): GAR  
**Carried to May 9, 2023 with preservation of notice**
25. Case: P22-199 <https://data.jerseycitynj.gov/explore/dataset/p22-199-321-pavonia-avenue/information/>  
For: Minor Site Plan with 'c' Variances  
Address: 321 Pavonia Avenue  
Applicant: Dhaval Patel & Jayshri Mepani Attorney: Heather Kumer, Esq.  
Review Planner: Liz Opper, AICP  
Block: 8502 Lot: 3 Zone: RC-3  
Description: Four (4) story, four (4) unit multi-family residential building on a corner lot  
Variance(s): curb width, driveway width, parking, curb cut on Brunswick St, building and lot coverage, landscaping  
**Carried to May 9, 2023 with preservation of notice**
26. Case: P23-017 <https://data.jerseycitynj.gov/explore/dataset/p23-017-115-wayne-street-2023/information/>  
For: Minor Subdivision with 'c' Variances  
Address: 115 Wayne Street  
Applicant: Meredith Jewitt Attorney: Stephen Joseph, Esq.  
Review Planner: Timothy Krehel, AICP PP  
Block: 12802 Lot: 14.02 Zone: Van Vorst Park Historic District  
Description: Boundary adjustment subdividing and transferring portion of 115 Wayne St beyond rear dividing wall to 109.5 Wayne St. An existing easement grants 109.5 Wayne St use of the area in question.  
Variance(s): Minimum Lot Area, Minimum Lot Depth, Maximum Building Coverage, Rear Yard Setback  
**Carried to May 9, 2023 with preservation of notice**
27. Case: P22-052 <https://data.jerseycitynj.gov/explore/dataset/p22-052-167-169-baldwin-ave-44-48-newkirk-st-2/information/>  
For: Preliminary and Final Major Site Plan Amendment with "c" Variances  
Address: 171A, 171, 169A, 169, 167 Baldwin Avenue and 44-48 Newkirk Street  
Applicant: ILC 44 Newkirk, LLC Attorney: Thomas P. Leane, Esq.  
Review Planner: Timothy Krehel, AICP PP

Block: 10802 Lots: 25, 26, 27, 28, 29, 30, 31, 32 Zone: Journal Square 2060 (Zone 4a: Community Multi-Family Low Rise District)

Description: Development of a thirteen (13) story building containing ground floor retail, two-hundred and ten (210) dwelling units and fourteen (14) parking spaces.

Variance(s): Stories, Floor to Ceiling Height (Ground Floor), Drive Aisle Width

**Carried to May 9, 2023 with preservation of notice**

28. Case: P23-037 <https://data.jerseycitynj.gov/explore/dataset/p23-037-141-newark-avenue-wireless-cell-antenna/information/>  
For: Minor Site Plan - Cell Antenna  
Address: 141 Newark Avenue  
Applicant: DISH Wireless L.L.C.  
Attorney: Christopher J. Quinn, Esq.  
Review Planner: Cameron Black, AICP PP  
Block: 11405 Lots: 11 Zone: Newark Avenue Downtown RDP  
Description: Rooftop Wireless telecommunications facility  
**Carried to May 9, 2023 with preservation of notice**
29. Case: P23-027 <https://data.jerseycitynj.gov/explore/dataset/p23-027-430-palisade-avenue-wireless-antenna/information/>  
For: Minor Site Plan - Cell Antenna  
Address: 430 Palisade Avenue  
Applicant: 430 Palisade, LLC Attorney: Christopher J. Quinn, Esq.  
Review Planner: Cameron Black, AICP PP  
Block: 3903 Lots: 25.01 Zone: NC  
Description: Rooftop Wireless telecommunications facility  
**Carried to May 9, 2023 with preservation of notice**
30. Case: P22-188 <https://data.jerseycitynj.gov/explore/dataset/p22-188-75-vroom-street-preliminary-and-final-major-subdivision-with-c-variances/information/>  
For: Preliminary and Final Major Subdivision with 'c' variances  
Address: 75 Vroom Street  
Applicant: 72-76 Vroom LLC  
Attorney: Stephen Joseph, Esq.  
Review Planner: Cameron Black, AICP PP  
Block: 12202 Lots: 25 Zone: R-1  
Description: Subdivision of an existing non-conforming lot and construction of a three-story, two-family dwelling on the vacant side yard  
Variance(s): for lot size, lot width, side yards, building coverage, and minimum front + rear yard  
**Carried to May 9, 2023 with preservation of notice**
31. Memorialization of Resolutions are available upon request at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)
1. Resolution of the Jersey City Planning Board approving preliminary and final major site plan #P23-014 Applicant: 78 Bishop Street JC LLC (78 Bishop St) block 15402 lot 5
  2. Resolution of the Jersey City Planning Board approving minor site plan #P22-169 Applicant: Moshin Ilyas (288 Grand St) block 14105 lot 5
  3. Resolution of the Jersey City Planning Board approving preliminary and final major site plan with c variances #P22-195 Applicant: We Build This LLC (332 Whiton St) block 19005 lot 30
  4. Resolution of the Jersey City Planning Board approving preliminary and final major site plan with administrative amendment #P23-007 Applicant: 40135 Whiton LLC (401-405 Whiton St) block 17506 lots 8,9,10
  5. Resolution of the Jersey City Planning Board approving preliminary and final major site plan amendment #P22-148 Applicant: 626 Summit Ave LLC (622-628 Summit Ave) block 6701 lot 21.01 fka 21,22,23,24
  6. Resolution of the Jersey City Planning Board approving preliminary and final major site plan with deviations #P22-159 Applicant: IV3 Liberty Commerce Center LLC (145 Industrial Dr, 2-54 Harbor Dr, 56-68 Harbor Dr) block 30306 lots 11,12,13
  7. Resolution of the Jersey City Planning Board approving conditional use application #P22-205 Applicant: The Other Side Dispensary LLC (36 Congress St) block 1704 lot 20
  8. Resolution of the Jersey City Planning Board for Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan regarding the constitution of the non-profit board that shall control the theater facility which is required as part of the Arts Theater Residence Overlay Zone. Petitioned by the Municipal Council, Council Resolution 23-159. P23-054
  9. Resolution of the Jersey City Planning Board approving preliminary and final major site plan with deviations and minor subdivision #P22-077 Application: Liberty Harbor North Brownstone Condominium Urban Renewal LLC (251-527 Grand St) block 15801 lots 23.03,23.04 portion of 23.01

10. Resolution of the Jersey City Planning Board approving preliminary and final major site plan with 'c' variances #P22-069  
Applicant: West Side Fisk LLC (277-301 West Side Ave & 19-23 Fisk St) block 22103 Lots 5,13,14

11. Resolution of the Jersey City Planning Board approving extension of preliminary and final major site plan with deviations  
#P23-009 Applicant: 165 Newark Avenue Fee LLC (163-165 Newark Ave) block 12704 lot 15

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

33. Adjournment

**CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD**