

JERSEY CITY PLANNING BOARD

PUBLIC MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Regular Meeting of the Jersey City Planning Board on the date and time of May 23, 2023 at 5:30 pm.

ADVISORIES

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

DIGITAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

[Meeting Link](https://us02web.zoom.us/j/86162443723)
[CLICK TO JOIN](https://us02web.zoom.us/j/86162443723)

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/86162443723>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use *9 to raise your hand.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login.1 Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 301 715 8592 or +1 929 205 6099, and reference Webinar ID: **861 6244 3723**

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item. You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@icnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the [Jersey City Data Portal](#).

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence

6. ADJOURNMENTS

7. OLD BUSINESS

- a. 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.
Variance(s): None
- b. Case: P22-219
<https://data.jerseycitynj.gov/explore/dataset/case-p22-219-428-434-central-avenue-planning-board-application-2023/information/>
For: One (1) Year Extension
Address: 428-434 Central Avenue
Applicant: NNJ Properties, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 2202 Lots: 1, 2
Zone: NC (Neighborhood Commercial)
Description: Second Extension Final Major Site Plan w/ deviations approved under Case No. P19-106
Variance(s): None
- c. Case: P23-089
<https://data.jerseycitynj.gov/explore/dataset/case-p23-089-302-morris-pesin-drive-planning-board-application/information/>
For: One (1) Year Extension
Address: 302 Morris Pesin Drive
Applicant: Liberty Storage LLC
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Mallory Clark, AICP, PP
Block: 24304 Lots: 7
Zone: Industrial
Description: Eight (8) story hotel, containing 123 hotel rooms, 142 parking garage spaces with an additional eight (8) surface level spaces and two (2) for vans on the Property (the "Project"). The Property is an irregularly shaped lot of approximately 1.82 acres, presently improved with a self-storage facility.

8. NEW BUSINESS

9. Case: P23-066
<https://data.jerseycitynj.gov/explore/dataset/case-p23-066-343-5-eighth-street-planning-board-application/information/>
For: Historic Designation
Address: 343.5 Eighth Street
Block: 9908 Lot: 18
Zone: H (Historic – Hamilton Park Historic District)
Description: Introduction and discussion of report for the individual local designation of 343.5 Eighth Street under Criterion B, for its association with Venus Pellagatti Xtravaganza. Formal action may be taken.
10. 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 FROM APRIL 4TH, APRIL 25TH, AND MAY 9TH, 2023 MEETING WITH PRESERVATION OF NOTICE.
11. 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.
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12. 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.
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13. 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 FROM APRIL 4TH, APRIL 25TH, AND MAY 9TH, 2023 MEETING WITH PRESERVATION OF NOTICE.

14. 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

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15. Case: P23-053

<https://data.jerseycitynj.gov/explore/dataset/case-p23-053-770-washington-planning-board-case-2023/information/>

For: Interim Use Extension for Three (3) Years

Address: 770 Washington Blvd

Applicant: Newport Associates Development Company

Attorney: James C. McCann, Esq.

Review Planner: Cameron C. Black, AICP, PP

Block: 7302 Lot: 3.11

Zone: Newport Redevelopment Plan

Description: Extension of interim use concrete plant pursuant to Section VII.H of the Newport Redevelopment Plan.

CARRIED FROM MAY 9TH, 2023 MEETING WITH PRESERVATION OF NOTICE.

16. 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 Oppen, 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

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17. Case: P22-199

<https://data.jerseycitynj.gov/explore/dataset/p22-199-352-pavonia-avenue/information/>

For: Minor Site Plan with 'c' Variances

Address: 352 Pavonia Avenue

Applicant: Dhaval Patel & Jayshri Mepani

Attorney: Heather Kumer, Esq.

Review Planner: Liz Oppen, 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 FROM APRIL 25, 2023 MEETING WITH PRESERVATION OF NOTICE.

18. 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 FROM APRIL 25, 2023 MEETING WITH PRESERVATION OF NOTICE.

19. 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

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20. 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 Lot: 25.01

Zone: NC

Description: Rooftop Wireless telecommunications facility

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21. Case: P22-229

<https://data.jerseycitynj.gov/explore/dataset/p22-229-46-van-reipen-avenue/information/>

For: Minor Site Plan with 'C' Variances

Address: 46 Van Reipen Avenue

Applicant: Van Reipen Realty LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Liz Oppen, AICP

Block: 7903 Lots: 47

Zone: Journal Square 2060 Redevelopment Plan | Zone 4

Description: The Applicant proposes to expand the existing two- (2) family residence towards the rear and to renovate same into a three (3) story, six (6) unit multifamily residence.

Variance(s): Front yard landscaping

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22. Case: P23-038

<https://data.jerseycitynj.gov/explore/dataset/case-p23-038-125-18th-street-planning-board-application-2023/information/>

For: Minor Site Plan

Address: 125 18th Street

Applicant: Sign Plus

Attorney: Carmen Mendiola, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 7202 Lot: 2

Zone: Newport Redevelopment Plan

Description: To install channel letters for one of the stores located at the shopping plaza.

Variance(s): None

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23. Case: P23-004

<https://data.jerseycitynj.gov/explore/dataset/case-p23-004-32-34-jones-street-planning-board-application-2023/information/>

For: Final Site Plan Amendment

Address: 32-34 Jones Street

Applicant: JUD, LLC

Attorney: Lauren R. Tardanico, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 10704 Lot: 36

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

Description: The Applicant is seeking amended final site plan approval in order to convert the approx. 870 square foot retail space on the ground floor of the building to a residential use. Previously approved under case P18-019 and is under construction. Original approval to construct a 5-story, 10-unit apartment building. Unit total now being increased to 11 units.

Variance(s): None

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24. Case: P22-086

<https://data.jerseycitynj.gov/explore/dataset/case-p22-086-527-newark-avenue-planning-board-application-2023/information/>

For: Minor Site Plan

Address: 527 Newark Ave

Applicant: Bloomstone, LLC

Attorney: Jim Burke, Esq.

Review Planner: Francisco Espinoza

Block: 9601 Lot: 18

Zone: Neighborhood Commercial

Description: The proposed 5 story building is located at 527 Newark Ave, lot 18, block 9601 in a Neighborhood Commercial district. The site is an irregular shape, approximately 87' long by 25' wide, 2,200sf. The building at 1820sf per floor will consist of a ground floor 950sf commercial unit and 4 additional floors of residential, 1 Dwelling Unit per floor, for a total of 4 dwellings. The building is a total of 9,100 sf. The roof is to be a shared amenity space. The height is 55'.

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25. Case: P23-012

<https://data.jerseycitynj.gov/explore/dataset/case-p23-012-3447-jfk-blvd-planning-board-application-2023/information/>

For: Minor Site Plan

Address: 3447 Kennedy Blvd.

Applicant: 3447 Kennedy Blvd. JCNJ LLC.

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Francisco Espinoza

Block: 2602 Lot: 19

Zone: RC-2

Description: The Applicant proposes to demolish the existing single-family residence and to construct a new four (4) story, four (4) unit residential building.

CARRIED FROM APRIL 25TH AND MAY 9TH, 2023 MEETING WITH PRESERVATION OF NOTICE.

26. Case: P22-164

<https://data.jerseycitynj.gov/explore/dataset/case-p22-164-337-johnston-avenue-planning-board-application-2023/information/>

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

Address: 337 Johnston Avenue

Applicant: Johnston Whiton LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 19002 Lot: 1

Zone: Morris Canal Mixed Use A

Description: The Applicant proposes to construct a six (6) story mixed-use building with thirty (30) dwelling units, including two (2) low income affordable units, and commercial/retail space.

Variance: Height in feet

CARRIED FROM MAY 9TH, 2023 MEETING WITH PRESERVATION OF NOTICE.

27. Case: P23-006

<https://data.jerseycitynj.gov/explore/dataset/case-p23-006-143-145-monticello-avenue-planning-board-application-2023/information/>

For: Administrative Amendment

Address: 143-145 Monticello Avenue

Applicant: Monticello Lofts LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron C. Black, AICP, PP

Block: 16701 Lot: 24 & 24.01

Zone: Jackson Hill Redevelopment Plan

Description: Amendment to existing variance approval P21-059. Enlarging the basement due to soil and foundation issues. Additionally, changing side wall materials from stucco to vinyl siding.

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28. Case: P23-035

<https://data.jerseycitynj.gov/explore/dataset/case-p23-035-104-harbor-drive-planning-board-application-2023/information/>

For: Preliminary and Final Major Site Plan

Address: 104 Harbor Drive

Applicant: 104 Harbor Drive, LLC

Attorney: James J. Burke

Review Planner: Timothy Krehel, AICP PP

Block: 30307

Lot: 4

Zone: Greenville Industrial Redevelopment Plan

Description: Proposed construction of a 10,000 square foot freezer.

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29. Case: P22-175

<https://data.jerseycitynj.gov/explore/dataset/case-p22-175-74-76-terrace-avenue-planning-board-application/information/>

For: Minor Subdivision

Address: 74-76 Terrace Avenue

Applicant: 74-76 Terrace Avenue LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Cameron Black, AICP PP

Block: 2504

Lot: 2

Zone: R-1

Description: Applicant proposes clearing the Property and subdividing the existing 5,000 sq. ft. lot into two (2) 2,500 sq. ft. lots, creating New Lot 2.01 and New Lot 2.02

30. Case: P22-163

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-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

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, two-hundred and ten (210) room hotel with thirty-six (36) parking spaces on the ground floor.

Variance(s): Drive aisle width

31. Case: P23-010

<https://data.jerseycitynj.gov/explore/dataset/p23-010-119-storms-avenue-planning-board-application/information/>

For: Conditional Use

Address: 119 Storms

Applicant: Graham Lehman

Attorney: Michael Higgins, Esq.

Review Planner: Tanya Marione, AICP PP

Block: 15003 Lot: 9

Zone: NC

Description: An existing 3- story two family 2,485 square foot row house zoned NC. Currently a legal 2 family residential property seeking a conditional use for 3 units.

32. Memorialization of Resolutions

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

34. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD