

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 June 27, 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](#)
[CLICK TO JOIN](#)

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: P22-197

<https://data.jerseycitynj.gov/explore/dataset/p22-197-124-glenwood-ave/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

CARRIED FROM APRIL 4, 2023 MEETING WITH PRESERVATION OF NOTICE TESTIMONY TAKEN

b. Case: P23-101

<https://data.jerseycitynj.gov/explore/dataset/p23-101-57-virginia-avenue-planning-board-application-2023/information/>

For: One (1) Year Extension

Address: 57 Virginia Avenue

Applicant: BNK Property LLC

Attorney: Michael Higgins, Esq.

Review Planner: Cameron Black, AICP PP

Block: 12202 Lots: 48

Zone: Zone 1 of the Jackson Hill Redevelopment Plan

Description: The Applicant is requesting a One (1) year site plan extension for the redevelopment of the site with a new five-story, three-dwelling unit structure.

8. NEW BUSINESS

9. Case: P22-220

<https://data.jerseycitynj.gov/explore/dataset/p22-220-225-phillip-st/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 225 Phillip Street

Applicant: AR SciTech LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 21504 Lot: 4.04

Zone: Liberty Harbor

Description: Construction of a mixed use 12-story building with 500 dwelling units, 3,296 square feet of ground floor retail, 151 off-street parking spaces, residential amenities, and public open space. Proposal is a part of the SciTech Scity campus.

Variances: Maximum building coverage, Maximum building height, Minimum number of parking, Maximum number of signs

10. 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: 36 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): 3 foot setback above grade

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11. 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.

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12. 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 three (33) dwelling units, including three (3) low income affordable units, and commercial/retail space.

Variance: Height in feet

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13. Case: P23-093

<https://data.jerseycitynj.gov/explore/dataset/case-p23-027-30-32-central-avenue-planning-board-2023/information/>

For: Minor Site Plan - Cell Antenna
Address: 30-32 Central Avenue
Applicant: Dish Wireless, LLC
Attorney: Kevin R. Jones, Esq.
Review Planner: Cameron Black, AICP PP
Block: 5701 Lot: 2
Zone: R-1
Description: Rooftop Wireless telecommunications facility
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14. Case: P23-091

<https://data.jerseycitynj.gov/explore/dataset/case-p23-091-234-suydam-avenue-planning-board-application-2023/information/>

For: Minor Site Plan - Cell Antenna
Address: 234 Suydam Avenue
Applicant: Dish Wireless, LLC
Attorney: Kevin R. Jones, Esq.
Review Planner: Cameron Black, AICP PP
Block: 20303 Lot: 1.01
Zone: Morris Canal Redevelopment Plan
Description: Rooftop Wireless telecommunications facility
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15. 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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16. 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
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17. 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

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18. 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.

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19. Case: P22-124

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-124-490-west-side-ave-2023/information/>

For: Conditional Use

Address: 490 West Side Ave.

Applicant: Legacy to Lifted, LLC

Attorney: Micci J. Weiss, Esq.

Review Planner: Francisco Espinoza

Block: 20601 Lot: 71

Zone: NC- Neighborhood Commercial

Description: Proposed Class 5 cannabis retailer to consist of 1,120 square feet in an existing building along with associated interior fit out.

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20. Case: P23-045

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-045-398-pacific-ave-2023/information/>

For: Conditional Use

Address: 398 Pacific Ave.

Applicant: Hazy Harvest, LLC

Attorney: Michael Higgins, Esq.

Review Planner: Francisco Espinoza

Block: 19001 Lot: 22

Zone: Lafayette Park Redevelopment Plan

Description: Proposed Class 5 cannabis retailer to consist of 772 square feet in an existing building along with associated interior fit out.

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21. Case: P23-049

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-049-747-west-side-ave-2023/information/>

For: Conditional Use

Address: 747 West Side Ave.

Applicant: Hamm & Chazz, LLC

Attorney: Duncan Delano, Esq.

Review Planner: Francisco Espinoza

Block: 16102 Lot: 15

Zone: NC- Neighborhood Commercial

Description: Proposed Standard Class 5 cannabis retailer in an existing building along with associated interior fit out.

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22. Case: P23-086

<https://data.jerseycitynj.gov/explore/dataset/p23-086-morris-canal-amd-2023/information/>

For: Review and Discussion of amendments to the Morris Canal Redevelopment Plan regarding the creation of the Mixed Use - F district from portions of the Industrial district and MU-B district. Petitioned by Mecca Realty Properties, Inc. Formal action may be taken.

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23. Case: P23-111

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-111-luiz-munoz-marin-redevelopment-plan-amendment/information/>

For: Review and Discussion of amendments to the Luis Munoz Marin Boulevard Redevelopment Plan regarding permitted land uses and the addition and clarification of developer obligations for District 2 of the Plan. Formal Action may be taken.

24. Case: P23-068

<https://data.jerseycitynj.gov/explore/dataset/p23-068-711-montgomery-st/information/>

For: Final Major Site Plan Amendment

Address: 711 Montgomery St

Applicant: 711 Montgomery Owner LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Matt Ward PP, AICP

Block: 15004 Lot: 15.01

Zone: McGinley Square East Redevelopment Plan

Description: Proposed amendment to case P18-113 which is previously approved preliminary and final major site plan approval with conditions that is currently under construction. Alterations include revisions to unit mix, reduction in basement square footage, addition of a roof top amenity space and elevator bulkhead, reconfiguration of parking garage layout, addition of building signage and other changes requested by civil engineer or review agencies.

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25. Case: P22-127
<https://data.jerseycitynj.gov/explore/dataset/p22-127-853-jersey-avenue/information/>
For: Preliminary Major Site Plan with 'c' Variances
Address: 853 Jersey Avenue
Applicant: Jersey Avenue 18 Land LLC
Attorney: Maria P. Vallejo, Esq.
Review Planner: Liz Oppen, AICP
Block: 6005 Lot: 10
Zone: Jersey Avenue Park Redevelopment Plan | Mixed-Use District
Description: Development of one building with varying heights of 13, 19, and 3 stories. 322 residential units and 164 parking spaces.
Variances: sidewalk width
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26. Case: P22-160
<https://data.jerseycitynj.gov/explore/dataset/p22-160-101-storms-avenue0/information/>
For: Preliminary Major Site Plan
Address: 101 Storms Avenue
Applicant: Storms Avenue LLC
Attorney: Stephen Joseph, Esq.
Review Planner: Liz Oppen, AICP
Block: 15003 Lot: 17
Zone: NC
Description: Five story, 14-unit building
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27. Case: P23-013
<https://data.jerseycitynj.gov/explore/dataset/case-p23-013-2966-john-f-kennedy-boulevard-planning-board-application-2023/information/>
For: Preliminary and Final Major Site Plan Amendment
Address: 2966 John F. Kennedy Boulevard
Applicant: Journal Square Tower, LLC
Attorney: Charles J. Harrington, III
Review Planner: Tanya Marione, AICP PP
Block: 7903
Lot: 1.01 (f/k/a) lots 1, 2, 3, 4
Zone: Journal Square 2060 (Zone 3: Commercial Center)
Description: Applicant proposes an amendment to a previously approved thirty-one (31) story (including one permitted mezzanine level) mixed-use building, with 252 residential units, 108 hotel rooms, two (2) ground floor retail spaces, office use (pursuant to office use bonus), banquet hall, restaurant use, and 202 vehicle parking spaces. Applicant proposes four (4) additional floors including (2) utilized for parking and two (2) additional hotel floor pursuant to recently adopted Corner Lot Bonus D. A former office floor has also been converted to hotel use. Parking count remains the same and hotel room count increased to 154.
Variance(s): None
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28. Case: P23-005
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-005-749-west-side-ave-2023/information/>
For: Conditional Use
Address: 749 West Side Ave

Applicant: White Lotus Dispensary, LLC

Attorney: Zachary M. Rosenberg, Esq.

Review Planner: Francisco Espinoza

Block: 16102 Lot: 14

Zone: NC- Neighborhood Commercial

Description: Proposed Class 5 micro cannabis retailer at existing building to consist of 1,540 sqft.

29. Case: P22-210

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-210-27-29-fayette-ave-2023/information/>

For: Preliminary & Final Site Plan with 'c' Variance(s)

Address: 27-29 Fayette Ave

Applicant: 27-29 Fayette, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Francisco Espinoza

Block: 9202 Lot: 4 & 5

Zone: R-3

Description: Applicant is proposing to develop a vacant lot into a new six (6) story building containing 20 dwelling units and 12 parking spaces. The applicant will be utilizing the density under the AHO (affordable housing overlay)

Variations: Min front yard setback, min rear yard setback, side yard setback above the first floor (right and left), max height at garage level, and max wall height at garage level

30. Case: P23-090

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-090-178-monticello-avenue-2023/information/>

For: Minor Site Plan

Address: 178 Monticello Ave

Applicant: Wilkinson Property Holding, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 16802 Lot: 67

Zone: Jackson Hill Redevelopment Plan

Description: Demolition of existing structure and construction of a four (4) story mixed-use building with ground floor commercial and eight (8) residential units

31. Case: P23-028

<https://data.jerseycitynj.gov/explore/dataset/p23-028-608-grove-st/information/>

For: Conditional Use

Address: 608 Grove Street

Applicant: Greener on Grove LLC

Attorney: Rosemarie Moyeno Matos, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 7104 Lot: 1

Zone: Jersey Avenue Light Rail Redevelopment Plan

Description: Proposed class 5 Cannabis Retailer proposed in an existing ground floor commercial space along with associated façade work, new signage, street trees, fencing, landscaping, and entry stairs.

32. Memorialization of Resolutions

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

34. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD

