

# 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 July 25, 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](mailto: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](https://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](https://jerseycitynj.gov/planning).

## 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 JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE TESTIMONY TAKEN MARCH 14<sup>TH</sup>, 2023**

#### b. Case P23-102

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-102-306-310-newark-ave-2023/information/>

For: One year Extension

Address: 306-310 Newark Ave

Applicant: BGT Enterprises LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 9902

Lot: 1

Zone: NC

Description: Extension of approval #P20-116 for construction of a five (5) story mixed-use building with twelve (12) units and ground floor commercial space

#### c. Case P23-098

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-098-19-23-perrine-ave-2023/information/>

For: Two-year extension

Address: 19-23 Perrine Ave

Applicant: Perrine Avenue Development LLC

Attorney: Thomas Leane, Esq

Review Planner: Mallory Clark-Sokolov, PP, AICP

Block: 10803

Lot: 2-4

Zone: Journal Square 2060 – Neighborhood Mixed-Use

Description: Extension of approval #P16-050 amended under #P20-096 for a six (6) story residential structure containing forty-eight (48) units

#### d. Case: P23-103

<https://data.jerseycitynj.gov/explore/dataset/p23-103-325-329-newark-ave/information/>

For: Two (2) One-Year Extensions

Address: 325-329 Newark Avenue

Applicant: BGT Enterprises LLC

Attorney: Charles Harrington, Esq.

Review Planner: Erik Beasley

Block: 11001 Lot: 6

Zone: Neighborhood Commercial

Description: request for two (2) one-year extensions of the land use approval obtained under case P20-117.

Original approval is for a new five-story mixed use building with 16 residential units, ground floor commercial, and rear yard setback variance approval.

**8. NEW BUSINESS**

**9. 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

**CARRIED FROM JULY 25<sup>TH</sup> MEETING**

**10. 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

**CARRIED FROM JULY 25<sup>TH</sup> MEETING**

**11. 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.

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

**12. 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.

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

13. 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.

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

14. 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.

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

15. 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

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

16. 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

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

17. 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.

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

18. 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)

Variances: 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

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

19. 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

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

20. Case: P23-077

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-077-3523-john-f-kennedy-blvd-2023/information/>

For: Conditional Use

Address: 3523 John F. Kennedy Blvd.

Applicant: Benedict's Supply, LLC

Attorney: Joseph Paparo

Review Planner: Francisco Espinoza

Block: 2005 Lot: 5

Zone: RC-2

Description: Proposed class 5 Cannabis Retailer proposed in an existing ground floor commercial space along with associated façade work and new signage.

**CARRIED FROM JULY 25<sup>TH</sup> MEETING WITH PRESERVATION OF NOTICE**

21. Case: P23-048

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-048-298-central-ave-2023/information/>

For: Conditional Use

Address: 298 Central Ave

Applicant: City Farm LLC

Attorney: Thomas Leane, Esq.

Review Planner: Francisco Espinoza

Block: 3801 Lot: 25

Zone: NC- Neighborhood Commerical

Description: Proposed class 5 Cannabis Retailer proposed in an existing ground floor commercial space along with associated façade work and new signage.

22. Case: P22-208

<https://data.jerseycitynj.gov/explore/dataset/case-p22-208-180-morgan-street-planning-board-application-2023/information/>

Address: 180 Morgan Street

Applicant: Contract Logistics, INC

Attorney: James McCann, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 11507 Lot: 6-22

Zone: Powerhouse Arts District

Description: 6 signs are proposed with various designs incorporating channel letters, blade signs, and illumination

23. Case: P23-047

<https://data.jerseycitynj.gov/explore/dataset/case-p23-047-31-woodlawn-avenue-planning-board-application-2023/information/>

For: Minor Subdivision

Address: 31 Woodlawn Avenue

Applicant: 27-31 Woodlawn, LLC

Attorney: Michael Higgins, Esq.

Review Planner: Cameron Black, AICP PP

Block: 25902 Lot: 13

Zone: R-1

Description: Proposed subdivision of 5,556.84 SF lot into two new lots. Proposed lot 13.01 will be 2,766.46 SF.

Proposed lot 13.02 will be 2,790.38 SF.

Variance(s): None

24. 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.

25. Memorialization of Resolutions

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

27. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD