

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 November 28, 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](https://jerseycitynj.gov/planning).

AGENDA

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

- a. Case: P23-092

<https://data.jerseycitynj.gov/explore/dataset/p23-092-612-616-communipaw-ave/information/>

For: Preliminary and Final Major Site Plan

Address: 612-616 Communipaw Ave

Applicant: 612 Communipaw LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Matt Ward, PP AICP

Block: 17905 Lots: 18, 19, 20, 21 & 22

Zone: Jackson Hill Redevelopment Plan – Neighborhood Mixed Use District

Description: Proposed construction of a 6-story mixed-use building with 59 residential dwelling units (5 of which are designated affordable or income restricted), 1,585 square of ground floor commercial, 27 off-street parking spaces, 30 bike parking spaces, and residential amenities.

CARRIED TO DECEMBER. 12th 2023 MEETING WITH PRESERVATION OF NOTICE

- b. Case: P22-187

<https://data.jerseycitynj.gov/explore/dataset/p22-187-191-193-academy-street/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 191-193 Academy Street

Applicant: Academy Partners MW LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Matt Ward, PP AICP

Block: 12308 Lots: 6 and 7

Zone: Journal Square 2060 Redevelopment Plan – Zone 4

Description: Proposed demolition of two existing structures, lot consolidation, and construction of a 5-story building with 23 residential dwelling units.

Variances: Required front yard setback, minimum lot size, minimum lot width, roof appurtenance coverage

CARRIED TO DECEMBER. 12th 2023 MEETING WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

- a. Case: P2023-0065

<https://data.jerseycitynj.gov/explore/dataset/p2023-0065-650-grove-st/information/>

For: One (1) year extension for Final Major Site Plan

Address: 650 Grove St

Applicant: 650 Grove LLC

Attorney: James McCann, Esq. / Melissa D. Lopez

Review Planner: Xunru Huang

Block: 6101 Lots: 2

Zone: Jersey Avenue Light Rail Redevelopment Plan | High Rise District

Description: Request for one (1) year extension of the Final Major Site Plan Approval granted by the Board and memorialized by Resolution dated Dec 7, 2021 (Case P21-066).

CARRIED FROM NOVEMBER 14th 2023 MEETING WITH PRESERVATION OF NOTICE

- b. Case: P2023-0066
<https://data.jerseycitynj.gov/explore/dataset/p2023-0066-659-grove-st/information/>
For: One (1) year extension for Final Major Site Plan
Address: 659 Grove St
Applicant: Grove Street Partners LLC
Attorney: James McCann, Esq. / Melissa D. Lopez
Review Planner: Xunru Huang
Block: 6002 Lots: 8
Zone: Jersey Avenue Light Rail Redevelopment Plan | High Rise District
Description: Request for one (1) year extension of the Final Major Site Plan Approval granted by the Board and memorialized by Resolution dated Dec 7, 2021 (Case P21-061).
CARRIED FROM NOVEMBER 14th 2023 MEETING WITH PRESERVATION OF NOTICE
- c. Case: P2023-0059
<https://data.jerseycitynj.gov/explore/dataset/p2023-0059-1-mlk-drive/information/>
For: Two one (1) year extension for Preliminary and Final Major Site Plan
Address: 1 MLK Drive
Applicant: Mcadoo Plaza LLC
Attorney: Benjamin T.F. Wine
Review Planner: Xunru Huang
Block: 27001 Lots: 13
Zone: Jackson Hill Redevelopment Plan | Neighborhood Mixed Use District
Description: Request for two one (1) year extension of the Preliminary and Final Major Site Plan Approval granted by the Board under Resolution P21-003.
CARRIED FROM NOVEMBER 14th 2023 MEETING WITH PRESERVATION OF NOTICE

8. NEW BUSINESS

9. Case: P22-140
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-140-152-ogden-ave-2023/information/>
For: Preliminary and Final Major Site Plan
Address: 152 Ogden Avenue
Applicant: PF Associates, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Francisco Espinoza / Timothy Krehel, AICP PP
Block: 5103 Lot: 10
Zone: R-3 (Mid-Rise, Multi-Family)
Description: Proposed construction of an eight (8) story building with fourteen (14) residential units and fourteen (14) parking spaces.
Variance(s): None
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10. Case: P23-076
<https://data.jerseycitynj.gov/explore/dataset/p23-076-829-bergen-avenue/information/>
For: Preliminary and Final Major Site Plan with 'c' Variances
Address: 829 Bergen Avenue
Applicant: 29-31 Court House Place LLC
Attorney: Charles J. Harrington, III, Esq./Allyson M. Kasetta, Esq.
Review Planner: Liz Oppen, AICP
Block: 13302 Lot: 22
Zone: CBD

Description: Construction of a new 11-story mixed use building containing 72 residential units (10% affordable), 1,350 square feet of retail space and amenities

Variance(s): Lot size, lot width, front yard setback, parking

CARRIED TO NOVEMBER 28, 2023 MEETING WITH PRESERVATION OF NOTICE

11. Case: P23-104

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-104-35-43-cottage-street/information/>

For: Administrative Amendment

Address: 35-43 Cottage Street

Applicant: 35 Cottage Street, LLC

Attorney: Charles J. Harrington III, Esq. & Allyson M. Kasetta, Esq.

Review Planner: Matthew da Silva/Mallory Clark, PP AICP

Block: 7903 Lot: 17-19

Zone: Journal Square 2060 Redevelopment Plan - Zone 4 - Homestead Place Bonus

Description: Applicant is requesting administrative amendment approval for modifications to the approved building reflected on enclosed plans and revision narratives. The unit count shall remain the same.

Variances: No new variances. Pre-existing variances from previous approval will remain.

CARRIED FROM NOVEMBER 14th, 2023 MEETING WITH PRESERVATION OF NOTICE

12. Case: P23-075

<https://data.jerseycitynj.gov/explore/dataset/case-p23-075-319-321-fourth-street-planning-board-application-2023/information/>

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

Address: 319-321 Fourth Street

Applicant: 319 Fourth Street LLC

Attorney: Michael Higgins, Esq.

Review Planner: Cameron Black, AICP PP

Block: 11101

Lot: 10 & 11

Zone: RC-3

Description: Proposed construction of a four (4) story building with eight (8) residential units and two (2) parking spaces.

Variance(s): Parking, rear yard, and landscaping

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13. Case: P22-227

<https://data.jerseycitynj.gov/explore/dataset/p22-227-605-607-grove-st/information/>

For: Preliminary and Final Major Site Plan with variances

Address: 605-607 Grove Street

Applicant: 605-607 Grove St. Realty LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Matt Ward, AICP PP

Block: 7105 Lots: 8 and 9

Zone: Jersey Avenue Light Rail Redevelopment Plan, Neighborhood District

Description: Proposed 12-story mixed-use building with 66 residential dwelling units and 1,190 square feet of commercial space on the ground floor. Ten units are designed affordable housing due to utilization of a redevelopment bonus adopted post-IZO.

Variances: Maximum building coverage, minimum front yard setback

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14. Case: P23-085

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-085-549-551-pavonia-ave-2023/information/>

For: Preliminary and Final Major Site Plan w 'c' variance(s)

Address: 549-551 Pavonia Ave

Applicant: Journal Square Improvement, LLC

Attorney: Gerard D. Pizzillo

Review Planner: Francisco Espinoza / Mallory Clark-Sokolov, PP, AICP

Block: 9606 Lots: 41 & 42

Zone: Journal Square Redevelopment Plan, Zone 4a -Community Mixed Use

Description: The applicant is proposing to construct a 6 story (5 stories above grade and basement) 57' 4" high building with 30 residential dwelling units, roof deck area, landscaping, and other streetscape improvements. The applicant is also proposing to retain the existing façade of 551 Pavonia Ave and integrate that façade into the proposed new structure.

Variances: Rear Yard Setback

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15. Case: P2023-0040

<https://data.jerseycitynj.gov/explore/dataset/p2023-0040-319-5th-street-site-plan-amendment/information/>

For: Site Plan Amendment

Address: 319 5th Street

Applicant: 319 5th Street, LLC

Attorney: Eugene O'Connell, Esq.

Review Planner: Liz Oppen, AICP and Mallory Clark Sokolov, PP AICP

Block: 11208 Lot: 13

Zone: Formerly R-5, currently RC-3

Description: Previous approval required existing front façade to be preserved and repaired. Façade has been demolished. Applicant currently seeking amendment.

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16. Case: P2023-0002

<https://data.jerseycitynj.gov/explore/dataset/p2023-0002-117-grand-street/information/>

For: Preliminary Major Site Plan with Variances

Address: 177 Grand Street

Applicant: Sussex Street Associates, LLC

Attorney: James McCann, Esq./Allyson Kasetta, Esq.

Review Planner: Liz Oppen, AICP

Block: 14205 Lots: 10.01, 12, 13

Zone: Tidewater Basin Redevelopment Plan | Grand and Marin zone, R-2

Description: Two tower mixed-use development (28-story and 17-story). 397 residential units (60 of which will be affordable- 15% of total), retail space, private school, parking garage.

Variances: Rear yard, side yard, lot coverage

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17. Case: P23-099

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-099-17-23-perrine-ave/information/>

For: Site Plan Amendment

Address: 17-23 Perrine Ave.

Applicant: Perrine Ave. LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matthew da Silva

Block: 10803 Lots: 2, 3, 4

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Community Mixed Use

Description: Amendment to prior approval of six (6) stories and 48 units. Changes include unit increase to 57 units, reduction in front yard setback, removal of cellar, interior reconfiguration, relocation of utility rooms, façade redesign, and enlarged amenity rooftop.

18. Case: P2023-0096

<https://data.jerseycitynj.gov/explore/dataset/p2023-0096-powerhouse-arts-district-rdp-amendments/information/>

For: Review and discussion of amendments to the Powerhouse Arts District Redevelopment Plan regarding the addition of Educational Uses as a permitted use. Authorized by council resolution 23-835. Petitioned by staff. Formal action may be taken.

Review Planner: Tanya Marione, PP AICP

19. Case: P2023-0030

<https://data.jerseycitynj.gov/explore/dataset/p2023-0030-145-gangemi-drive-et-al/information/>

For: Preliminary and Final Major Subdivision

Address: 145 Gangemi Drive, 396 Marin Blvd and 125 Provost Street

Applicant: Hudson Exchange Embankment Plaza LLC

Attorney: W. Nevins McCann & Robert A. Verdibello

Review Planner: Matt Ward, PP AICP

Block: 11603 Lots: 2, 47.02, and 51.02

Zone: Harsimus Cove Station Redevelopment Plan – West District

Description: Subdivision of block 11603 lot 2, subdivision of block 11603 lot 47.02, and proposed consolidation of eastern portion of lot 2 with lot 51.02. A portion of one of the new lots will eventually be constructed and dedicated as a public right-of-way.

20. Case: P2023-0031

<https://data.jerseycitynj.gov/explore/dataset/p2023-0031-99-provost-st/information/>

For: Final Major Site Plan Amendment

Address: 99 Provost Street

Applicant: Hudson Exchange Phase 2, LLC & Hudson Exchange Block 4, LLC

Attorney: W. Nevins McCann & Robert A. Verdibello

Review Planner: Matt Ward, PP AICP

Block: 11603 Lots: 50 and 51

Zone: Harsimus Cove Station Redevelopment Plan – West District

Description: Amendment to P22-097 as a result of a land swap with owner of Block 11603 Lot 2. Changes include extension of Provost Street to Gangemi Drive; changes to parking and loading entranceway on Provost Street; Changes to interior circulation on floors 1 to 5; changes to landscaping on amenity deck; changes to landscaping at grade; and changes to façade materials.

21. Case: P2023-0032

<https://data.jerseycitynj.gov/explore/dataset/p2023-0032-145-gangemi-dr/information/>

For: Preliminary and Final Major Site Plan

Address: 145 Gangemi Drive

Applicant: Hudson Exchange Embankment Plaza LLC

Attorney: W. Nevins McCann & Robert A. Verdibello

Review Planner: Matt Ward, PP AICP

Block: 11603 Lot: 2

Zone: Harsimus Cove Station Redevelopment Plan – West District

Description: Site plan application resulting from land swap with owner of Block 11603 Lot 51.02. Build out of Embankment Plaza (aka Open Space A of the Redevelopment Plan).

22. Case: P2023-0033

<https://data.jerseycitynj.gov/explore/dataset/p2023-0033-145-gangemi-dr/information/>

For: Preliminary and Final Major Site Plan

Address: 145 Gangemi Drive & 125 Provost Street

Applicant: Hudson Exchange Embankment Plaza LLC

Attorney: W. Nevins McCann & Robert A. Verdibello

Review Planner: Matt Ward, PP AICP

Block: 11603 Lots: 2 and 51.02

Zone: Harsimus Cove Station Redevelopment Plan – West District

Description: Site Plan application resulting from land swap with owner of Block 11603 Lot 51.02. Modification of Existing surface parking area for single story bank branch with 4 drive thru aisles. Extension of Provost Street to Gangemi Drive. No change in lot area due to associated subdivision P2023-0030. No proposed amendment to existing bank building or drive thru aisles. Applicant proposes new curb cut off Provost Street extension, new curb cut onto Warren Street, and updated signage.

23. Case: P2023-0036

<https://data.jerseycitynj.gov/explore/dataset/p2023-0036-block-11606-redevelopment-plan/information/>

For: Review and discussion of amendments to the Paulus Hook Redevelopment Plan regarding the plan boundaries and the creation of the Block 11606 Redevelopment Plan. Authorized as part of council resolution 22-699. Petitioned by KRE Acquisition Corp. Formal action may be taken.

Attorney: James C. McCann, Esq.

Review Planner: Matt Ward, PP AICP and Liz Oppen, AICP

24. Case: P22-216

<https://data.jerseycitynj.gov/explore/dataset/p22-216-619-grove-street/information/>

For: Final Major Site Plan Amendment

Address: 619 Grove Street

Applicant: 15th and Grove JC LLC

Attorney: Jennifer M. Porter, Esq.

Review Planner: Matt Ward, PP AICP

Block: 7102 Lot: 7

Zone: Jersey Avenue Light Rail Redevelopment Plan – Neighborhood District

Description: Amendment to cases P19-163 and P19-168 regarding a project utilizing the St. Lucy's Overlay Bonus. This amendment includes modifications to the architectural design of the tower façade and associated floor plans. No changes are proposed to the historic facades or the constructed homeless shelter.

25. Case: P2023-0069

<https://data.jerseycitynj.gov/explore/dataset/p2023-0069-180-10th-st/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 180 10th Street

Applicant: H.P. Roosevelt Urban Renewal Company LL

Attorney: James C. McCann

Review Planner: Xunru Huang

Block: 8802&8801 Lot: 6; 3&4(as to block 8801)

Zone: Jersey Avenue Tenth Street Redevelopment Plan

Description: Applicant seeks to amend an amended preliminary and final site plan approval to confirm a previous approval (Case P20-040) to relocate 60 parking spaces from the Newport Mall West parking garage to Block 8801, Lots 3 & 4 due to errors and inconsistencies in the previously filed paperwork and proceedings.

26. Case: P2023-0070

<https://data.jerseycitynj.gov/explore/dataset/p2023-0070-204-10th-st/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 204 10th Street

Applicant: H.P. Lincoln Urban Renewal Company

Attorney: James C. McCann

Review Planner: Xunru Huang

Block: 8801 Lot: 3,4, 6

Zone: Jersey Avenue Tenth Street Redevelopment Plan

Description: Applicant seeks an amended preliminary and final site plan approval to confirm a previous approval with variances (Case P20-041) to erect a parking deck on Block 8801, Lots 3 & 4, due to errors and inconsistencies in the previously filed paperwork and proceedings.

27. Case: P23-020

<https://data.jerseycitynj.gov/explore/dataset/p23-020-344-second-st/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 344 Second Street

Applicant: Gary Mazer

Attorney: Michael Higgins

Review Planner: Matt Ward, PP AICP

Block: 11107 Lot: 6

Zone: Neighborhood Commercial District

Description: New construction of a 5-story mixed-use building with 7 residential dwelling units and 1,050 square feet of ground floor commercial.

Variances: Minimum rear yard setback, ground floor minimum floor to ceiling height, maximum rooftop appurtenance coverage

28. Case: P23-039

<https://data.jerseycitynj.gov/explore/dataset/p23-039-746-grand-street-2023/information/>

For: Conditional Use

Address: 746 Grand Street

Applicant: Backpack Boyz JC, LLC

Attorney: Kelly Carey, Esq.

Review Planner: Francisco Espinoza

Block: 18703 Lot: 9

Zone: NC Neighborhood Commercial District

Description: Class 5 Cannabis Retailer at a 2-story commercial space of 3,436 SF with associated signage.

29. Case: P23-070

<https://data.jerseycitynj.gov/explore/dataset/p23-070-355-357-sip-avenue-minor-site-plan-with-c-variances/information/>

For: Minor Site Plan with 'c' variances

Address: 355-357 Sip Avenue

Applicant: Karan 1, LLC

Attorney: Michael Higgins, Esq.

Review Planner: Cameron Black, AICP PP

Block: 11804

Lot: 1

Zone: R-1

Description: Proposed construction of a three (3) story, single family house.

Variance(s): Rear Yard Setback, Bulkhead Setback

30. Memorialization of Resolutions

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

32. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD