

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 February 21, 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. 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 Case
5. Correspondence

6. ADJOURNMENTS

- a. Case: P22-163
<https://data.jerseycitynj.gov/explore/dataset/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, Esq.
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 hotel with two hundred and ten (210) units and thirty-six parking spaces on the first floor.
Variance(s): None
TO BE CARRIED TO A DATE UNCERTAIN

7. OLD BUSINESS

8. Case: P22-080
<https://data.jerseycitynj.gov/explore/dataset/p22-080-136-summit-av/information/>
For: Preliminary and Final Major Site Plan Amendment
Address: 136 Summit Ave
Applicant: Park Halb LLC
Attorney: Eugene T. Paolino, Esq.
Review Planner: Matt Ward, PP, AICP
Block: 15305 Lot: 6.01 and 6.02
Zone: Summit and Fairmount Redevelopment Plan
Description: Amendment to site plan (filed under cases P16-056 and P16-056.1) to account for unapproved work that is completed or currently in progress. Changes to elevator bulkhead, façade materials, façade design, window arrangement and sizes, balcony arrangement, façade colors, mechanical room layouts, added refuge areas, interior floor plans, alterations to entries and exits. New distribution materials uploaded since August 2022 meeting including transcript of hearing.
TESTIMONY TAKEN AT AUGUST 9, 2022 MEETING AND JANUARY 24, 2023. NOTICE PRESERVED.
9. Case: P22-134
<https://data.jerseycitynj.gov/explore/dataset/p22-134-1521-kennedy-blvd/information/>
For: Conditional Use
Address: 1521 Kennedy Blvd
Applicant: Kushmart Jersey LLC
Attorney: Victor J. Herlinksy
Review Planner: Matt Ward, AICP, PP
Block: 29101 Lot: 17
Zone: NC Neighborhood Commercial
Description: Proposed Class 5 Cannabis Retailer in one-story commercial building, 4,960 square feet. Cannabis Control Board approval granted.

10. NEW BUSINESS

11. Case: P22-145

<https://data.jerseycitynj.gov/explore/dataset/p22-145-417-communipaw-ave-sub/information/>

For: Preliminary and Final Major Subdivision

Address: 417 Communipaw Ave and 139 Woodward Street

Applicant: 417 Communipaw OZ, LLC

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 18901 Lots: 23 and 29

Zone: Morris Canal Redevelopment Plan

Description: subdivide two lots into four lots in conformance with the Berry Lane Park North district of the redevelopment plan.

CARRIED FROM FEBRUARY 7, 2023 MEETING WITH PRESERVATION OF NOTICE

12. Case: P22-146

<https://data.jerseycitynj.gov/explore/dataset/p22-146-417-communipaw-ave-sp/information/>

For: Preliminary and Final Major Site Plan with Variances

Address: 417 Communipaw Ave and 139 Woodward Street

Applicant: 417 Communipaw OZ, LLC

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 18901 Lots: 23 and 29

Zone: Morris Canal Redevelopment Plan

Description: Proposed project with an 18-story mixed-use building consisting of 420 dwelling units (of which 21 units will be affordable), 7,425 square feet of commercial, 273 off-street parking spaces, and 236 bike parking spaces. In addition, the proposed project includes a 22,000 square foot recreation center to be dedicated to the City; an area to be improved as 40 surface parking spaces to be dedicated to the City; a 14,000 square foot retail component where no less than 40% of floor area designated as retail incubator space for state-licensed minority, women, veteran owned businesses or state-licensed disadvantaged business enterprises; just over 20,000 square feet of publicly accessible open space (to be owned and maintained by the Redeveloper-Applicant) linking Communipaw Avenue to Berry Lane Park; the installation of improvements along Woodward Street; the adaptive reuse of the Steel Tech Head House; and other certain on- and off-site improvements. Variances: Minimum setback from Berry Lane Park for structures greater than 2 stories; Minimum landscaped buffer; Maximum number of stories.

CARRIED FROM FEBRUARY 7, 2023 MEETING WITH PRESERVATION OF NOTICE

13. Case: P23-029

<https://data.jerseycitynj.gov/explore/dataset/p23-029-liberty-harbor-north-redevelopment-plan-amendment/information/>

Review and discussion of an amendment to the Liberty Harbor North Redevelopment Plan regarding 155 Marin Boulevard. Change in use and permitted height proposed. Petitioned by Liberty Harbor North Partners LLC. Formal action may be taken.

14. Case: P22-217

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-217-151-yale-avenue/information/>

For: Preliminary and Final Major Site Plan Amendment with 'C' Variances and an Interim Use

Address: 151 Yale Avenue

Applicant: 100 Water Street Phase 2 LLC

Attorney: James C. McCann, Esq.

Review Planner: Liz Oppen, AICP

Block: 20704; 20701 Lot: 1 and 2 (Block 20704); 4 and 5 (Block 20701)

Zone: Split-Zoned Development/Highway Mixed-Use | Water Street Redevelopment Plan

Description: 6-story, mixed use building with 302 residential units, 5,290SF of commercial space, and a parking garage containing 577 spaces. Interim valet surface parking containing a total of 118 spaces during Phase 2 building construction.

Variances: parking, side yard, drive aisle width

CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

15. Case: P22-059

<https://data.jerseycitynj.gov/explore/dataset/p22-059-120-monticello-avenue-site-plan-amendment/information/>

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

Address: 120 Monticello Avenue (aka 118-124 Monticello Ave)

Applicant: 120 Monticello, LLC

Attorney: Joseph Cauda, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 16902 Lots: 5, 6, 7

Zone: Jackson Hill Redevelopment Plan

Description: Proposed six-story multifamily mixed-use building with 2 ground floor retail spaces and 46 units above the ground floor.

Variances: building coverage

CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

FIRST SCHEDULED FOR JANUARY 10, 2023 MEETING.

16. Case: P22-200

<https://data.jerseycitynj.gov/explore/dataset/p22-200-176-west-side-ave/information/>

For: Preliminary and Final Major Site Plan

Address: 176 West Side Avenue

Applicant: 176 Westside Avenue Development, LLC

Attorney: Gordon N. Gemma

Review Planner: Matt Ward, PP, AICP

Block: 23801 Lot: 1.01

Zone: RC-2 Residential Commercial 2 District

Description: Proposed five-story mixed-use building with 67 dwelling units (triggering the Inclusionary Zoning Ordinance "IZO" which requires 10 affordable units), a mix of resident amenity spaces, roughly 6,767 square feet of ground floor retail, 69 off-street parking spaces, 38 bike parking spaces, two curb cuts with an exit-only driveway proposed on Fulton Avenue, and other associated improvements.

CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

17. Case: P23-018

<https://data.jerseycitynj.gov/explore/dataset/p23-018-14-enos-place/information/>

For: Section 31

Address: 14 Enos Place

Applicant: Hudson County Community College

Attorney: John Curley

Review Planner: Tanya Marione, PP, AICP

Block: 10703 Lot: 2.01

Zone: Journal Square 2060 Redevelopment Plan

Description: Proposed twelve story (including mechanical penthouse) educational building with over 150,000 square feet containing classrooms, gymnasium, black box theater, offices and recreational uses to be developed by and for Hudson County Community College.

18. Case: P22-110

<https://data.jerseycitynj.gov/explore/dataset/p22-110-511-newark-avenue-2022/information/>

For: Preliminary and Final Major Site Plan

Address: 511 Newark Avenue

Applicant: 511 Newark Ave, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 9706 Lot: 6

Zone: NC Neighborhood Commercial

Description: Proposed five (5) story building with ground floor commercial and forty (40) efficiency dwelling units in the floors above.

19. Case: P22-077

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-077-251-257-grand-street/information/>

For: Minor Subdivision and Preliminary and Final Major Site Plan with 'C' Variances

Address: 251-257 Grand Street

Applicant: Liberty Harbor North Brownstone Condominium Urban Renewal, LLC

Attorney: James C. McCann, Esq.

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

Block: 15801 Lot: 23.03, 23.04 & 23.01

Zone: Liberty Harbor North Redevelopment Plan

Description: New Construction of a 12 story plus attic multi-family mixed use residential building containing 106 units with a lot re-configuration and consolidation to conform lots to development.

Variances: Balcony depths, ground floor height

CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

20. Case: P22-069

<https://data.jerseycitynj.gov/explore/dataset/p22-069-227-301-west-side-ave/information/>

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

Address: 227-301 West Side Ave and 19-23 Fisk St

Applicant: West Side Fisk LLC

Attorney: Charles Harrington III Esq.

Review Planner: Matt Ward, AICP, PP

Block: 22103 Lots: 5, 13 & 14

Zone: West Side Redevelopment Plan

Description: Proposed construction of a six (6) story residential building with 200 dwelling units (utilizing the affordable housing overlay "AHO" which requires 20 affordable units), 100 off-street parking spaces, and partial preservation and adaptive reuse of an existing industrial structure.

Variances: maximum lot coverage, maximum building coverage, minimum rear yard setback

CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

21. Case: P22-159

<https://data.jerseycitynj.gov/explore/dataset/p22-159-145-industrial-drive-2-54-and-56-58-harbor-dr/information/>

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

Address: 145 Industrial Drive, 2-54 and 56-68 Harbor Drive

Applicant: IV3 Liberty Commerce Center, LLC

Attorney: Thomas J. Trautner, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 30306 Lot: 11, 12, 13

Zone: Greenville Industrial (Modern Industrial Park District)

Description: Applicant proposes construction of a 404,427 square foot warehouse building containing approximately 384,206 square feet of warehouse space and 20,221 square feet of ancillary office space.
Variance(s): Parking must be located behind or on the side of buildings, off street loading is limited to the rear and/or side yards, one ground sign per building is permitted, Freestanding ground sign area shall not exceed 20sf in area or be 4' above grade.

CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

22. Case: P22-201

<https://data.jerseycitynj.gov/explore/dataset/p22-201-179-academy-street-2023/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 179 Academy Street

Applicant: TRG Academy, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 12308 Lot: 11.01

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

Description: Amendments to previously approved six (6) story building on newly subdivided lot including fifty (50) residential units and rear yard and rooftop terraces. The changes are largely interior, and any proposed changes associated with the façade are in relation to the interior changes.

CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

23. Case: P22-202

<https://data.jerseycitynj.gov/explore/dataset/p22-202-39-high-street-2023/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 39 High Street

Applicant: 37-47 High Street

Attorney: Thomas P. Leane, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 10802 Lot: 11.01

Zone: Journal Square 2060 (Zone 4a: Community Mixed-Use)

Description: Proposed Amendments to a previously approved a six (6) story residential building with eighty-three (83) dwelling units and eighteen (18) parking spaces. The changes are largely interior, and any proposed changes associated with the façade are in relation to the interior changes or to the rooftop which are not visible from the street. Additionally, Applicant has requested that we provide payment to the Jersey City tree fund in lieu of a previously approved tree pit.

CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

24. Case: P22-205

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-205-36-congress-street-2023>

For: Conditional Use

Address: 36 Congress Street

Applicant: The Other Side Dispensary, LLC

Attorney: Frank Guagliardi, Esq.

Review Planner: Francisco Espinoza

Block: 1704 Lot: 20

Zone: RC-2 Residential Commercial 2 District

Description: Proposed Class 5 Cannabis Retailer located on the ground floor of a 2-story building with 3,047 square feet. The applicant will be renovating the interior space. Cannabis Control Board approval granted.

CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

25. Case: P23-014

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-014-78-bishop/information/>

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

Applicant: 78 Bishop Street JC, LLC
Attorney: Charles J. Harrington, III, Esq
Review Planner: Tanya Marione, AICP, PP
Block: 15042 Lot: 5
Zone: Morris Canal Redevelopment Plan
Description: Construction of a new single story, 9,498 sq ft light industrial use facility with six onsite parking spaces on and undersized lot
Variances: Minimum front yard, Minimum side yard, Minimum rear yard, Minimum parking spaces

26. Case: P22-148

<https://data.jerseycitynj.gov/explore/dataset/p22-148-626-summit-avenue-2023/information/>

For: Preliminary and Final Major Site Plan Amendment
Address: 626 Summit Avenue
Applicant: 628 Summit Ave, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 6701 Lot: 21.01
Zone: Journal Square 2060 (Zone 3: Commercial Center)
Description: Applicant proposes amendments to a previously approved 27 story, mixed-use building with two (2) floors of commercial space pursuant to the Office Space Bonus, ground floor retail and 209 dwelling units. Applicant proposes to increase the height to 29 stories to include additional tenant amenity space and a leasing office.
Variance(s): Tower side yard setback, distance to tower from low density area, depth of floors above ground from the right-of-way, loading and utility (transformer) locations.
CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

27. Case: P22-140

<https://data.jerseycitynj.gov/explore/dataset/p22-140-152-ogden-avenue-2023/information/>

For: Preliminary and Final Major Site Plan
Address: 152 Ogden Avenue
Applicant: PF Associates, LLC
Attorney: Thomas P. Leane, Esq.
Review Planner: Timothy Krehel, AICP PP
Block: 5103 Lot: 10
Zone: R-3 (Mid-Rise, Multi-Family), Palisade Preservation Overlay District
Description: Proposed construction of an eight (8) story building with fourteen (14) residential units and fourteen (14) parking spaces.
Variance(s): None
CARRIED FROM FEBRUARY 7, 2023 WITH PRESERVATION OF NOTICE.

28. 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 Oppen, 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

29. Case: P22-222

<https://data.jerseycitynj.gov/explore/dataset/p22-222-400-claremont-ave-planning-board-application/information/>

For: Site Plan Amendment

Address: 400 Claremont Avenue

Applicant: 400 Claremont LLC

Attorney: James McCann, Esq.

Review Planner: Liz Oppen, 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

30. Memorialization of Resolutions

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

32. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD