

# 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 March 7, 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](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](http://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](http://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: P22-195

<https://data.jerseycitynj.gov/explore/dataset/p22-195-332-whiton-street-planning-board-application/information/>

For: Preliminary and Final Major site Plan with “c” variances

Address: 332 Whiton Street

Applicant: We Build This, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 19005 Lots: 30

Zone: Morris Canal Redevelopment Plan

Description: Alteration and addition of existing three-story building

- b. Case: P22-169

<https://data.jerseycitynj.gov/explore/dataset/p22-169-288-grand-street-planning-board-agenda/information/>

For: Minor Site Plan

Address: 288 Grand Street

Applicant: Moshin Ilyas

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 14105 Lots: 5

Zone: Bright Street Development Plan

Description: New four story, 46.5 feet tall mixed-use building with 671.67 SF of commercial space on the ground floor and three dwelling units on a 1,246.9 SF lot.

- c. Case: P22-223

<https://data.jerseycitynj.gov/explore/dataset/p22-223-nj-route-440-nj-route-185-2023/information/>

For: Preliminary Final Major Site Plan Amendment with a ‘c’ Variance

Address: NJ Route 440 & NJ Route 185

Applicant: MCR 54 RT 440 JC, LLC

Attorney: Donald M. Pepe, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 30305 Lot: 2, 3, 4 & 5.01

Zone: PI (Port Industrial)

Description: Proposed Terminal Facility

Variance(s): The applicant is requesting a variance from from §345-67(A) which prohibits chain link fences in the front yard where a front yard chain link fence is proposed; and §345-68 which permits a maximum sign height of 6’ where 10’ is proposed and a setback of 30’ where 0’ setback is proposed.

- d. Case: P22-197

<https://data.jerseycitynj.gov/explore/dataset/p22-197-124-glenwood-avenue-2023/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

e. Case: P22-099

<https://data.jerseycitynj.gov/explore/dataset/p22-099-130-bay-street-2023/information/>

For: Preliminary and Final Major Site Plan Amendment

Address: 130 Bay Street

Applicant: Warren at Bay, LLC

Attorney: Gerard D. Pizzillo, Esq.

Review Planner: Timothy Krehel, AICP PP

Block: 11504 Lot: 2

Zone: Powerhouse Arts District (Rehabilitation Zone)

Description: The Applicant is seeking an Administrative Amendment to the Preliminary and Final Major Site Plan approval granted under P19-123.

Variance(s): Previously approved deviations under P19-123 will remain in effect.

f. Case: P21-023

<https://data.jerseycitynj.gov/explore/dataset/p21-023-236-238-academy-street-2023/information/>

For: Preliminary & Final Major Site Plan w/ "c" Variances

Address: 236-238 Academy Street

Applicant: 97 Laidlaw, LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Timothy Krehel AICP PP

Block: 12204 Lot: 23, 24

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

Description: Applicant is proposing an expansion of an existing 2.5 story building with three (3) residential units to a five (5) story building with twenty-one (21) residential units.

Variance(s): Maximum extension for all floors: 70' required and 92.917' are proposed. Maximum building height: 54' required and 55.50' are proposed. Minimum Landscaping: 450.60 SF required, and 400 SF is proposed. Maximum mechanical roof appurtenances area: 510' required and 798' are proposed.

g. Case: P22-184

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-184-529-liberty-2023>

For: Minor Subdivision

Address: 529 Liberty Ave

Applicant: 529 Liberty Ave, LLC

Attorney: Nicholas Corrado

Review Planner: Francisco Espinoza

Block: 1202 Lot: 43

Zone: R-1

Description: Applicant proposes to subdivide a 50' wide by 100' deep lot into two conforming 25' wide by 100' deep lots.

h. 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.

i. Case: P23-030

<https://data.jerseycitynj.gov/explore/dataset/p23-030-460-grand-street-planning-board-application/information/>

For: Minor Site Plan

Address: 460 Grand Street

Applicant: DISH Wireless L.L.C.

Attorney: Kevin Jones, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 13801 Lots: 6

Zone: Bates Street Redevelopment Plan

Description: DISH Wireless L.L.C. is proposing to install a rooftop wireless antenna facility on the existing building.

j. Case: P23-007

<https://data.jerseycitynj.gov/explore/dataset/p23-007-401-405-whiton-street-planning-board-application/information/>

For: Administrative Amendment

Address: 401-405 Whiton Street

Applicant: 40135 Whiton, LLC

Attorney: Alex Gluck, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 17506 Lots: 8, 9, and 10

Zone: Lafayette Park Redevelopment Plan Area

Description: Applicant proposes an administrative amendment that include minor interior alterations to the first floor to better accommodate the building utilities; slightly shifting the lobby entrance, garage door and storefront; shifting the open wells for the building on the side of the building; placing HVAC condensers and decorative screening (previously approved) on the rooftop; and replacing the approved stone panels on the second floor façade areas with the same brick as the rest of the residential floors above. The amendments will reduce the bedroom count, but the number of residential units will remain the same.

k. Case: P22-125

<https://data.jerseycitynj.gov/explore/dataset/p22-125-481-central-ave/information/>

For: Conditional Use – Class 5 Cannabis Retailer

Address: 481 Central Ave

Applicant: Lifted Vision LLC

Attorney: Micci J. Weiss

Review Planner: Matt Ward, PP, AICP

Block: 1504

Lot: 32

Zone: NC – Neighborhood Commercial District.

Description: Proposed Class 5 cannabis retailer to consist of 1,650 square feet in an existing building along with associated interior fit out.

- l. Case: P23-008  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-107-magnolia-ave-p23-008/information/>  
For: '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.
- m. Case: P22-212  
<https://data.jerseycitynj.gov/explore/dataset/p22-212-homestead-place-2023/information/>  
For: Preliminary and Final Major Site Plan  
Address: Homestead Place (697 Newark Avenue; 30 Cottage Street; 35 Cottage Street; 26 Van Reipen Avenue; 9 Homestead Place  
Applicant: Homestead Assemblage, LLC  
Attorney: Charles J. Harrington, III  
Review Planner: Timothy Krehel, AICP PP  
Block: 7902, Lots: 27 & 45  
Block: 7903, Lots: 19, 20, and 38.01  
Block: 704, Lot: 1  
Zone: Journal Square 2060 (Homestead Place Bonus)  
Description: This application is seeking approval for the comprehensive improvements to the Homestead Place Extension pedestrian walkway, and the related street crossing improvements. The Property is located within Journal Square 2060 Redevelopment Plan area (the "Redevelopment Plan"), and these improvements are related to the Homestead Place Extension as envisioned by the Redevelopment Plan and the Homestead Place Bonus regulations.

## 7. OLD BUSINESS

## 8. NEW BUSINESS

9. 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.

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10. 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.

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11. 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.

12. 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

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13. 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

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FIRST SCHEDULED FOR JANUARY 10, 2023 MEETING.**

14. 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.**

15. 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.

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16. 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 Opper, 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

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17. 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

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18. 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.

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19. 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.

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20. 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 & FEBRUARY 21, 2023 WITH PRESERVATION OF NOTICE.**

21. 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 & FEBRUARY 21, 2023 WITH PRESERVATION OF NOTICE.**

22. 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

**CARRIED FROM FEBRUARY 21, 2023 WITH PRESERVATION OF NOTICE**

23. 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 & FEBRUARY 21, 2023 WITH PRESERVATION OF NOTICE.**

24. 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 Opper, 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

**CARRIED FROM FEBRUARY 21, 2023 WITH PRESERVATION OF NOTICE**

25. 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 Opper, 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

**CARRIED FROM FEBRUARY 21, 2023 WITH PRESERVATION OF NOTICE**

26. Case: P23-023

<https://data.jerseycitynj.gov/explore/dataset/p23-023-125-cc-drive/information/>

For: Conditional Use – Class 5 Cannabis Retailer Microbusiness

Address: 125 Christopher Columbus Drive

Applicant: Cannaboutique by Greenhouse, LLC

Attorney: Andy Sick

Review Planner: Matt Ward, PP, AICP

Block: 12901

Lot: 4

Zone: NC – Neighborhood Commercial Zone

Description: Proposed Class 5 cannabis retailer and microbusiness to consist of 2500 square feet in an existing 1-story building along with associated interior fit out and exterior improvements

27. Memorialization of Resolutions

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

29. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD