

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 Special Meeting of the Jersey City Planning Board on the date and time of March 14, 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. 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: P22-200 Address: 176 West Side Avenue
<https://data.jerseycitynj.gov/explore/dataset/p22-200-176-west-side-ave/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - b. Case: P22-077 Address: 251-257 Grand Street
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-077-251-257-grand-street/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - c. Case: P22-069 Address: 227-301 West Side Ave and 19-23 Fisk St
<https://data.jerseycitynj.gov/explore/dataset/p22-069-227-301-west-side-ave/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - d. Case: P22-159 Address: 145 Industrial Drive, 2-54 and 56-68 Harbor Drive
<https://data.jerseycitynj.gov/explore/dataset/p22-159-145-industrial-drive-2-54-and-56-58-harbor-dr/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - e. Case: P22-201 Address: 179 Academy Street
<https://data.jerseycitynj.gov/explore/dataset/p22-201-179-academy-street-2023/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - f. Case: P22-202 Address: 39 High Street
<https://data.jerseycitynj.gov/explore/dataset/p22-202-39-high-street-2023/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - g. Case: P22-205 Address: 36 Congress Street
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p22-205-36-congress-street-2023>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - h. Case: P23-014 Address: 78 Bishop Street
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p23-014-78-bishop/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - i. Case: P22-148 Address: 626 Summit Avenue
<https://data.jerseycitynj.gov/explore/dataset/p22-148-626-summit-avenue-2023/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - j. Case: P22-221 Address: 70 Mallory Avenue
<https://data.jerseycitynj.gov/explore/dataset/p22-221-70-mallory-ave-planning-board-application/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
 - k. Case: P22-222 Address: 400 Claremont Avenue
<https://data.jerseycitynj.gov/explore/dataset/p22-222-400-claremont-ave-planning-board-application/information/>
CARRIED FROM MARCH 7, 2023 WITH PRESERVATION OF NOTICE TO MARCH 21, 2023
7. **OLD BUSINESS**
8. **NEW BUSINESS**
9. 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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10. 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

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11. 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.

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12. 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.

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13. 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

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14. 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
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15. 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.
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16. 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.
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17. 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.
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18. 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.

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19. 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.

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20. 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.

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21. 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.

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22. 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.

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23. 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: 7904, 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.

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24. Memorialization of Resolutions

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

26. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD