

JERSEY CITY PLANNING BOARD

PUBLIC MEETING

In accordance with N.J.S.A 10:4-12, the "Open Public Meetings Act," be advised the following items will be heard at a regular meeting of the Jersey City Planning Board, scheduled for Tuesday, February 20, 2024 at 5:30 pm in the Boardroom at the Holloway Building, City Hall Annex, 4 Jackson Square, Jersey City, NJ 07305. The building is also known as 39 Kearney Avenue, Jersey City, NJ 07305.

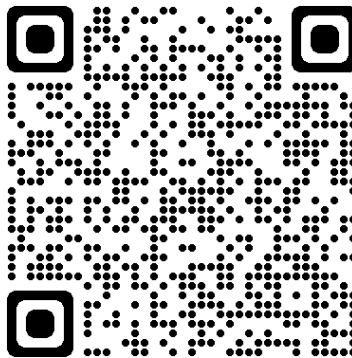
ADVISORIES

No new matter involving an applicant will be started after 10PM. 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.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. Staff will not be available by phone or in the office during the meeting. You can find more information available at jerseycitynj.gov/planning.

To access Planning Board agendas scan the QR code below and navigate to the pdf agenda you wish to view. This agenda has hyperlinks below to where you can find digital plans, reports and other materials for all applications to be presented. You may also navigate to the [Jersey City Open Data Portal](https://data.jerseycitynj.gov) and search for an application by case number or address.



AGENDA

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

- a. Case: P22-189

<https://data.jerseycitynj.gov/planning-board-application-p22-189-216-palisade-ave-2023>

For: Preliminary and Final Major Site Plan with variances

Address: 216 Palisade Ave

Ward: D

Applicant: 214-216 Palisade Ave LLC

Attorney: Charles J. Harrington III, Esq.

Review Planner: Francisco Espinoza

Block: 6001 Lot: 8

Zone: M (Medical)

Description: Applicant proposes to development the vacant lot into a ten (10) story senior housing building with fifty-one (51) residential units, including a parking garage with eleven (11) parking spaces.

Variances: Minimum Buffer adjacent to residential uses and zones.

CARRIED TO FEBRUARY 27, 2024 SPECIAL MEETING

b. 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

Ward: E

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

CARRIED TO MARCH 5, 2024 MEETING WITH PRESERVATION OF NOTICE

c. Case: P2023-0023

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0023-30-and-40-newport-parkway-2023/information/>

For: Preliminary and Final Major Site Plan

Address: 30 & 40 Newport Parkway

Applicant: NC Housing Associates # 200 Co.

Attorney: Chris Murphy, Esq.

Review Planner: Cameron Black, AICP PP

Block: 7302

Lot: 60

Zone: Newport RDP – Residential Zone

Description: to construct a 10,472 square foot one-story central lobby and amenity space that will serve and connect both towers. The proposed addition will contain amenities such as a fitness center, package storage, play area and a coworking business center. Further, it will provide a green roof. Currently, that area of the site is used as a parking area. The Applicant will reduce the size of that parking area as part of the proposed construction.

CARRIED TO MARCH 5, 2024 MEETING WITH PRESERVATION OF NOTICE

d. 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

Ward: E

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

CARRIED TO MARCH 5, 2024 MEETING WITH PRESERVATION OF NOTICE

- e. Case: P2023-0044

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0044-35-fairview-avenue-2023/information/>

For: Preliminary and Final Major Site Plan

Address: 35 Fairview Avenue

Ward: F

Applicant: 35 Fairview Ave LLC

Attorney: Benjamin Wine, Esq.

Review Planner: Erik Beasley

Block: 16703 Lot: 9

Zone: Jackson Hill Redevelopment Plan, Neighborhood Mixed Use District

Description: Proposed four (4) story building that consists of fifteen (15) residential units, approximately ten thousand two hundred forty-nine (10,249) gross floor area.

CARRIED TO MARCH 5, 2024 MEETING WITH PRESERVATION OF NOTICE

- f. Case: P2023-0074

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0074-239-259-coles-st/information/>

For: Site Plan Amendment

Address: 239-259 Coles St

Ward: D

Applicant: Emerson Leasing Co. III, LLC

Attorney: Veronica Chmiel, Esq. & Tom Leane Jr., Esq.

Review Planner: Matthew da Silva

Block: 6903 Lot: 3.04

Zone: Jersey Avenue Park Redevelopment Plan – Emerson District

Description: Applicant proposes eliminating the garage and entrance ramp, amending the ground floor plan

to commercial use, and reducing unit count from 156 to 140.

CARRIED TO MARCH 5, 2024 MEETING WITH PRESERVATION OF NOTICE

- g. Case: P23-032

<https://data.jerseycitynj.gov/explore/dataset/p23-032-791-805-west-side-avenue/information/>

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

Address: 791-805 West Side Avenue

Applicant: West Side Ave Holdings LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Tanya Marione, AICP PP

Block: 14705 Lot: 6, 7, 8, 9, 10, & 25

Ward: B

Zone: NC & R-1

Description: New 5 story (54.83') mixed-use building in the Neighborhood Commercial Zone with ground floor commercial, 84 residential units and 28 parking spaces.

Variance(s): C Variance for min. Rear yard setback, where 18.6 feet are required and 3.6 feet are proposed. C Variance for curb cuts where curb cuts are prohibited on West Side Ave.

CARRIED TO MARCH 19, 2024 MEETING WITH PRESERVATION OF NOTICE

- h. Case: P2023-0053
<https://data.jerseycitynj.gov/explore/dataset/p2023-0053-675-695-grand-st/information/>
For: Preliminary and Final Major Site Plan - Interim Use
Address: 675-695 Grand Street
Ward: F
Applicant: Public Service Electric and Gas (PSE&G) c/o Noreen Merainer
Attorney: Robert Verdibello
Review Planner: Xunru Huang
Block: 17301 Lots: 3 and 9
Zone: Morris Canal Redevelopment Plan – Mixed Use E/Residential
Description: PSE&G proposes to continue utilizing the site as a Contractor's laydown site for three years. The continued use includes placement of temporary construction trailers and guard shack, an electrical panel, and space for contractor parking and equipment.
CARRIED TO MARCH 19, 2024 MEETING WITH PRESERVATION OF NOTICE
- i. Case: P2023-0082
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0082-681-newark-ave/information/>
For: Preliminary and Final Major Site Plan
Address: 681-685 Newark Ave.
Ward: C
Applicant: Perrine Avenue, LLC
Attorney: Eugene O'Connell, Esq
Review Planner: Matthew da Silva
Block: 7902 Lots: 33 & 34
Description: Applicant proposes to construct a 5-story mixed use development with 35 studios and 4 one- bedroom units.
Variance(s): Rooftop structure height
CARRIED TO MARCH 19, 2024 MEETING WITH PRESERVATION OF NOTICE
- j. 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
Ward: C
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.
CARRIED TO MARCH 19, 2024 MEETING WITH PRESERVATION OF NOTICE

7. NEW BUSINESS

8. 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.
Ward: C
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.

CARRIED FROM FEBRUARY 6, 2024 WITH PRESERVATION OF NOTICE

9. 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, 543.5 Manila Avenue & 545 Manila Avenue

Ward: E

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 – Transition District

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.

CARRIED FROM FEBRUARY 6, 2024 WITH PRESERVATION OF NOTICE

10. 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, 543.5 Manila Avenue & 545 Manila Avenue

Ward: E

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 – Transition District

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.

CARRIED FROM FEBRUARY 6, 2024 WITH PRESERVATION OF NOTICE

11. 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

Ward: E

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, maximum rooftop appurtenance coverage

CARRIED FROM FEBRUARY 6, 2024 WITH PRESERVATION OF NOTICE

12. 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

Ward: C

Zone: R-1

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

Variance(s): Rear Yard Setback, Bulkhead Setback

CARRIED FROM FEBRUARY 6, 2024 WITH PRESERVATION OF NOTICE

13. 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

Ward: F

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 FROM FEBRUARY 6, 2024 WITH PRESERVATION OF NOTICE

14. OLD BUSINESS

15. 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

Ward: D

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

CARRIED FROM FEBRUARY 6, 2024 MEETING WITH PRESERVATION OF NOTICE TESTIMONY TAKEN ON JANUARY 23, 2024

16. NEW BUSINESS CONTINUED

17. Case: P22-129

<https://data.jerseycitynj.gov/explore/dataset/p22-129-or-385-387-communipaw-avenue/information/>

For: Preliminary and Final Major Site Plan

Address: 385-387 Communipaw Avenue

Ward: A

Applicant: GND JC Holdings LLC

Attorney: Veronica Chmiel, Esq.

Review Planner: Liz Oppen, AICP

Block: 20102 Lot: 36,37

Zone: Morris Canal Redevelopment Plan Area | Mixed Use – A District

Description: Applicant is seeking to develop a new five (5) story mixed-use building with ground-floor commercial/retail use. Eighteen (18) dwelling units are proposed, including one (1) low-income affordable unit.

CARRIED FROM FEBRUARY 6, 2024 WITH PRESERVATION OF NOTICE

18. Memorialization of Resolutions

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

20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD