

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, March 5, 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.

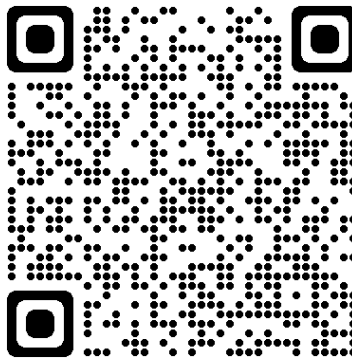
ADVISORIES

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: P22-129

<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 TO MARCH 19, 2024 MEETING WITH PRESERVATION OF NOTICE

b. 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.

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c. 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.

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d. 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

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- e. 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.

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- f. Case: P2023-0064

<https://data.jerseycitynj.gov/explore/dataset/p2023-0064-147-academy-st-preliminary-and-final-major-plan-with-c-variances/information/> [site-](#)

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

Address: 147 Academy Street

Ward: C

Applicant: Laxmi Ma Academy URE LLC

Attorney: Charles Harrington, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 12309 Lots: 3.01

Zone: Journal Sq. 2060 RDP – Zone 4

Description: Construction of an eight (8) Story multi-family building containing sixty-nine (69) residential units and a roof-top enclosed amenity space.

Variances: Deviation from maximum building height in feet. Deviation for minimum ceiling height for ground floor residential floors.

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7. OLD BUSINESS

- a. Case: P2024-0012

<https://data.jerseycitynj.gov/explore/dataset/p2024-0012-251-257-grand-st-1-year-extension/information/>

For: Subdivision Extension

Address: 251-257 Grand St

Ward: F

Applicant: Liberty Harbor North Brownstone

Attorney: James C. McCann

Review Planner: Sophia Pereira

Block: 15802 Lot: 23.03, 23.04 & 23.01

Zone: Liberty Harbor North Redevelopment Plan

Description: The Applicant seeks an extension to file a subdivision plat for a Minor Subdivision Approval (Case P22-077) granted on March 21, 2023 and memorialized by a Resolution adopted on April 4, 2023.

8. NEW BUSINESS

9. Case: P2023-0097

<https://data.jerseycitynj.gov/explore/dataset/p2023-0097-200-greene-st-195-hudson-st/information/>

For: Administrative Amendment

Address: 200 Greene Street (185,195,215 Hudson Street)

Ward: E

Applicant: Jersey City Urby Tower 2 LLC

Attorney: Charles Harrington, Esq.

Review Planner: Liz Oppen, AICP

Block: 11603 Lot: 28, 30, 31.04, 31.05

Zone: Exchange Place North Redevelopment Plan | Harborside West District

Description: Reduction in the number of units proposed (1,510 vs 1,606 units), changes to the unit mix, façade changes, ground floor modifications, modifications to landscape plans, increased GAR

10. Case: P2023-0098

<https://data.jerseycitynj.gov/explore/dataset/p2023-0098-619-palisades-avenue/information/>

For: Minor Subdivision

Address: 619 Palisades Avenue

Ward: D

Applicant: 619 Palisade Avenue LLC

Attorney: Stephen Joseph

Review Planner: Sophia Pereira

Block: 1704 Lot: 14

Zone: R-1 Neighborhood Housing District

Description: Subdivision of 5,375 square foot lot into two new lots of 2,685 square feet and 2,691 square feet.

11. 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

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12. 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

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13. 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.

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14. 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.

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15. 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

Ward: E

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.

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16. Case: P2023-0072

<https://data.jerseycitynj.gov/explore/dataset/840-communipaw-ave/information/>

For: Conditional Use

Address: 840 Communipaw Ave

Ward: B

Applicant: VT 40 LLC

Attorney: Joseph Paparo

Review Planner: Francisco Espinoza

Block: 18204 Lots: 16

Zone: C/A (Now NC-2)

Description: Class 5 Cannabis Retailer at an existing ground floor retail space of 1,164 SF with associated signage.

17. Case: P2023-0062

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0062-44-46-newkirk-street/information/>

For: Site Plan Amendment

Address: 44-46 Newkirk Street

Ward: C

Applicant: ILC 44 Newkirk, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matthew da Silva

Block: 10802 Lots: 25-32

Zone: Journal Square 2060 RDP – Zone 4A

Description: Amendment to previous approval for 12-story mixed-use tower with 167 units and 14 parking spaces. Increase unit count to 200 units and removal of parking spaces.

18. Memorialization of Resolutions

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

20. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD