

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, April 2, 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.

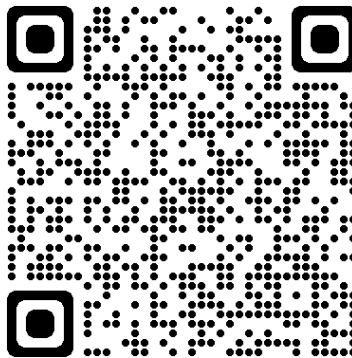
ADVISORIES

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@icnj.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: 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 APRIL 16, 2024 WITH PRESERVATION OF NOTICE AND TESTIMONY TAKEN

b. 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 APRIL 16, 2024 WITH PRESERVATION OF NOTICE

c. 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 APRIL 16, 2024 WITH PRESERVATION OF NOTICE

d. 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.

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- e. 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.

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- f. 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.

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- g. Case: P2023-0116
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0116-1704-john-f-kennedy-blvd-2024/information/>
For: Conditional Use
Address: 1704 John F Kennedy Blvd.
Ward: A
Applicant: Memes Danckk World LLC
Attorney: Rodney K. Nelson, Esq.
Review Planner: Francisco Espinoza
Block: 28601 Lots: 30
Zone: RC-2
Description: Class 5 Cannabis Retailer at an existing ground floor commercial space of 1,995 SF with associated signage

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

- h. 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 MAY 7, 2024 MEETING WITH PRESERVATION OF NOTICE

- i. Case: P2024-0002

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2024-0002-27-29-fayette-ave-2024/information/>

For: Preliminary & Final Site Plan with 'c' Variance(s)

Address: 27-29 Fayette Ave

Ward: C

Applicant: 27-29 Fayette, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Francisco Espinoza

Block: 9202 Lots: 4 & 5

Zone: R-3

Description: Applicant is proposing to develop a vacant lot into a new six (6) story building containing 20 dwelling units and 12 parking spaces. The applicant will be utilizing the density under the AHO (affordable housing overlay)

Variance(s): Min Front yard setback, Min Rear Yard, and Side Yard Setbacks above first floor (right & left).

CARRIED TO APRIL 16, 2024 WITH PRESERVATION OF NOTICE

7. OLD BUSINESS

- a. Case: P2024-0023

<https://data.jerseycitynj.gov/explore/dataset/p2024-0023-20-carbon-pl/information/>

For: Second One (1) Year Extension for Preliminary and Final Major Site Plan

Address: 20 Carbon Place

Ward: B

Applicant: Twenty Carbon Place Corp

Attorney: Gerard Pizzillo

Review Planner: Xunru Huang

Block: 22103 Lots: 12

Zone: Route 440 Culver | Mid-Rise District-MRB

Description: The Applicant is seeking a second one (1) year Extension of the previously approved Preliminary and Final Major Site Plan approved under P20-025 and previously extended for one (1) year under case number P23-001.

- b. Case: P2024-0024

<https://data.jerseycitynj.gov/explore/dataset/p2024-0024-804-west-side-avenue-preliminary-and-final-major-site-plan-extension/information/>

For: Preliminary and Final Major Site Plan Three One-Year Extensions

Address: 804 West Side Avenue

Ward: B

Applicant: 04 West Side Ave., LLC

Attorney: Veronica Chmiel, Esq.

Review Planner: Cameron C. Black, PP, AICP

Block: 14803 Lot: 1 & 74-76

Zone: Neighborhood Commercial

Description: To extend the land use approvals obtained under Case No. P20-102 (the "Approval") for a period of three (3) years the construction of a new five (5) story mixed-use development containing thirty-two (32) dwelling units, sixteen (16) below-grade parking spaces, and 4,568 square feet of ground-floor retail space with respect to the Property.

8. **NEW BUSINESS**

9. P2024-0018

<https://data.jerseycitynj.gov/explore/dataset/p2024-0018-921-bergen-avenue-section-31/information/>

For: Section 31

Address: 921 Bergen Avenue

Ward: C

Applicant: Kindle Education Foundation

Attorney: Jennifer M. Porter, Esq.

Review Planner: Cameron Black, AICP,PP

Block: 12104 Lot: 2

Zone: Journal Square 2060 – Preservation Zone

Description: Kindle Education Foundation is proposing to develop a charter school in the existing building located at 921 Bergen Avenue (aka 35 Journal Square). The school will occupy approximately 15,500 SF of space in the third and fourth floors of the existing twelve (12) story building.

10. P2024-0043

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2024-0043-275-west-side-ave-section-31/information/>

For: Section 31

Ward: B

Applicant: University Academy Charter High School

Attorney:

Review Planner: Matthew da Silva

Block: 22103 Lot: 15

Zone: West Side Redevelopment Plan – University District

Description: Renovation of office space in existing building into labs, specialty classrooms, and a maker space. A new stair tower will be added to the rear of the building.

11. P2023-0034

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0034-17-berkeley-place/information/>

For: Minor Site Plan

Address: 17 Berkeley Place

Ward: C

Applicant: 17-19 Berkley LLC (*sic*)

Attorney: Benjamin Wine, Esq.

Review Planner: Matthew da Silva

Block: 7808 Lots: 2 & 3

Zone: R-1 Neighborhood Housing District

Description: Proposed construction of a three (3) story building consisting of 11 dwelling units and a two (2) story accessory dwelling unit. The applicant will be utilizing the Affordable Housing Overlay and providing one (1) 3-bedroom affordable unit.

12. Case: P2023-0105

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0105-511-palisade-avenue-2023/information/>

For: Minor Site Plan

Address: 511 Palisade Avenue

Ward: D

Applicant: 511 Palisade Avenue Project LLC

Attorney: Thomas Leane, Esq

Review Planner: Erik Beasley

Block: 2305 Lot: 44

Zone: Residential Commercial 2 District (RC-2)

Description: Proposed demolition of an existing three (3) story building, for the construction of a four (4) story building that consists of four (4) dwelling units, approximately 7,128 gross floor area.

13. Case: P2023-0108

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0108-539-martin-luther-king-drive-2024/information/>

For: Conditional Use

Address: 539 Martin Luther King Drive

Ward: F

Applicant: Number Spot, LLC

Attorney: Rosemarie Moyeno Matos, Esq.

Review Planner: Francisco Espinoza

Block: 18503 Lot: 9

Description: Class 5 Cannabis Retailer at an existing ground floor commercial space of 1,438 SF with associated signage and site improvements.

14. Case: P2024-0059

<https://data.jerseycitynj.gov/explore/dataset/p2024-0059-exchange-place-north-amendment-for-hospitals/information/>

For: Review and discussion of an amendment to the Exchange Place North Redevelopment Plan regarding the addition of Long-Term Care Facilities and Hospitals as a permitted principal use. Authorized by council resolution 24-073 Formal action may be taken.

Ward: E

Petitioned by: Kessler Institute for Rehabilitation

Review Planner: Tanya Marione, PP, AICP

15. Case: P2023-0090

<https://data.jerseycitynj.gov/explore/dataset/p2023-0090-jackson-hill-redevelopment-plan-amendment-category-3-restaurants/information/>

For: Review and discussion of an amendment to the Jackson Hill Redevelopment Plan regarding the addition of permitting expansion where Restaurant Category 3 (drive-thru) legally exist. Authorized by council Resolution 23-836. Formal action may be taken.

Ward: F

Petitioned by: One 1, LLC

Review Planner: Tanya Marione, PP, AICP

16. Case: P2023-0061

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0061-greenville-industrial-rdp-amendment-linden/information/>

For: Review and discussion of an amendment to the Greenville Industrial Redevelopment Plan regarding the creation of the Linden Ave. East Remediation and Improvement Bonus. Authorized by council resolution 23-677. Formal action may be taken.

Ward: A

Petitioned by: K.I.D.S. Realty Company, LLC

Review Planner: Matthew da Silva

17. Case: P2024-0060

<https://data.jerseycitynj.gov/explore/dataset/case-p2024-0060-review-and-discussion-of-an-amendment-to-the-powerhouse-arts-dis/information/>

For: Review and discussion of an amendment to the Powerhouse Arts District Redevelopment Plan regarding the removal of nightclubs as a permitted principal use. Authorized by council resolution 24-155. Formal action may be taken.

Ward: E

Petitioned by: Councilman James Solomon

Review Planner: Matt Ward, PP, AICP

18. <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 Case: P23-094

19. <https://data.jerseycitynj.gov/explore/dataset/case-p23-094-40-lembeck-avenue-preliminary-and-final-major-site-plan/information/>

For: Preliminary and Final Major Site Plan

Address: 40 Lembeck Avenue

Ward: A

Zone: R-1

Applicant: 40 Lembeck JC LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 29504 Lot: 36

Description: Construction of a new 3 story building on a 50'x152' lot with 17 units using the affordable housing overlay (10% affordable).

20. Case: P2023-0111

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0111-232-239-sip-avenue-2024/information/>

For: Site Plan Amendment

Address: 232 - 238 Sip Ave

Ward: C

Applicant: Mata Vaishnavi Sip LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Sophia E Pereira

Block: 10502 Lot: 15, 16, 17 & 18

Description: Amended Final Major Site Plan approval for previously-approved 14-story mixed-use building with 2 floors of commercial space to allow 151 residential units (instead of 129 units), 9,395sf of retail and 8,755sf of office (instead of 1,710sf of retail and 15,900sf commercial space) 83 indoor and 2 outdoor bicycle parking

spaces (instead of 72 indoor bicycle parking spaces) and the addition of a sub-level parking garage with 14 vehicle parking spaces.

21. Memorialization of Resolutions
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD