

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, May 7, 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.

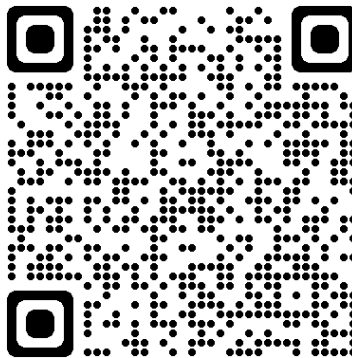
ADVISORIES

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**

7. **OLD BUSINESS**

- a. Case: P2024-0047

<https://data.jerseycitynj.gov/explore/dataset/case-p20-072-1-year-extension-370-372-princeton-avenue/information/>

For: 1 Year Extension

Address: 370-372 Princeton Avenue

Applicant: 370 Princeton, LLC

Attorney: Stephen Joseph, Esq.
Review Planner: Cameron Chester Black, AICP, PP
Block: 28904 Lot: 12 & 13
Zone: Chapel Avenue Industrial Park Redevelopment Plan
Description: Request for a 1 Year Extension for a Minor Site plan for a Three story multi dwelling 7 units (6 + basement unit)

b. Case: P2024-0009

<https://data.jerseycitynj.gov/explore/dataset/p2024-0009-165-newark-ave/information/>

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

Address: 163-165 Newark Ave

Ward: E

Applicant: 165 Newark Avenue Fee LLC

Attorney: James McCann, Esq.

Review Planner: Xunru Huang

Block: 12704 Lots: 15

Zone: Newark Avenue Downtown Redevelopment Plan

Description: Request for a second one (1) year extension of the Preliminary and Final Major Site Plan Approval with Deviations granted by the Board and memorialized by Resolution dated October 15, 2019.

C. Case: P2024-0039

<https://data.jerseycitynj.gov/explore/dataset/p2024-0039-1-mallory-ave/information/>

For: Three one (1) year extension for Final Major Site Plan

Address: 1 Mallory Ave

Ward: B

Applicant: 70 Fish, LLC

Attorney: Veronica Chmiel

Review Planner: Xunru Huang

Block: 22002 Lots: 27

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

Description: The applicant is requesting three one-year extensions of the previously approved Final Major Site Plan under Case No. P20-032.

8. NEW BUSINESS

9. Review and discussion of updates to the Historic Preservation Element of the Jersey City Master Plan.

Documents are available for review by [clicking here](#). Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/historic-preservation-master-plan-element-final-draft-for-adoption/information/>

10. 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 FROM APRIL 16, 2024

11. 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 FROM APRIL 16, 2024 WITH PRESERVATION OF NOTICE

12. 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 FROM MARCH 5TH, 2024 WITH PRESERVATION OF NOTICE

13. 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 MARCH 5TH, 2024 WITH PRESERVATION OF NOTICE

14. Case: P23-0094

<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).

CARRIED FROM APRIL 16, 2024 WITH PRESERVATION OF NOTICE

15. 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 14 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 FROM APRIL 16, 2024 WITH PRESERVATION OF NOTICE

16. 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.

17. Case: P23-076

<https://data.jerseycitynj.gov/explore/dataset/p23-076-829-bergen-avenue/information/>

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

Address: 829 Bergen Avenue

Applicant: 29-31 Court House Place LLC

Attorney: Charles J. Harrington, III, Esq./Allyson M. Kasetta, Esq.

Review Planner: Liz Oppen, AICP

Block: 13302 Lot: 22

Zone: CBD

Description: Construction of a new 11-story building containing 77 residential units, 20 parking spaces, 4 affordable units (5%)

Variance(s): Lot size, lot width, front yard setback

18. Case: P2023-0115

<https://data.jerseycitynj.gov/explore/dataset/p2023-0115-or-20-columbus-drive-planning-board-app/information/>

For: Preliminary and Final Major Site Plan

Address: 20 Columbus Drive

Ward: E

Applicant: Harborside Plaza 4 Associates LLC

Attorney: Robert A. Verdibello, Esq.

Review Planner: Liz Oppen, AICP

Block: 11603 Lot: 29

Zone: Exchange Place North Redevelopment Plan | Harborside West District

Description: 50 story mixed-use development with 800 residential units, ~12,000sf retail, and 399 parking spaces.

Variances: street trees, tree spacing, lighting

19. 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.

CARRIED FROM APRIL 16, 2024 WITH PRESERVATION OF NOTICE

20. Case: P2023-0080

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0080-47-van-reipen-avenue/information/>

For: Minor Site Plan

Address: 47 Van Reipen Avenue

Ward: C

Applicant: 47 Van Reipen Av LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Erik Beasley

Block: 7905 Lot: 14

Zone: Journal Square 2060 Redevelopment Plan, Zone 4 – Neighborhood Mixed Use District

Description: Proposed four (4) story mixed-use building that consists of four (4) residential units and ground floor commercial space with approximately 7,122 square feet in gross floor area. Applicant is requesting for three (3) 'c' variances: minimum non-residential ground floor floor-to-ceiling height, maximum rooftop appurtenance height, and maximum extension above the ground floor to the right-of-way.

21. Case: P2023-0095

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0095-42-46-cottage-street-2024/information/>

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

Address: 42-46 Cottage Street

Ward: C

Applicant: Cottage JSQ Lofts LLC

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Sophia E. Pereira

Block: 7902 Lot: 51, 52, 53, 54

Zone: Journal Square 2060 Redevelopment Plan, Zone 4 – Neighborhood Mixed Use

Description: Proposed a multi-family mixed-use building that consists of forty-five (45) dwelling units, ground retail space, and fifteen (15) on-site parking spaces. Applicant is requesting five (5) 'c' variances: ground floor non-residential height, ground floor non-residential height within thirty (30) feet of a rear lot line, drive aisle width, front yard encroachment, and location of backup generator.

22. Case: P2023-0064

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

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.

23. P2023-0102

<https://data.jerseycitynj.gov/explore/dataset/p2023-0102-20-long-slip-preliminary-and-final-major-site-plan/information/>

For: Final Major Site Plan

Address: 20 Long Slip

Ward: E

Applicant: NEQ 8A LLC

Attorney: Elnardo Webster, Esq.

Review Planner: Cameron Black, AICP, PP

Block 7302, Lots 3.19, 3.18, 3.16 & 3.05 (to be 3.19, 3.20, 3.21, 3.16 & 3.05)

Zone: Newport RDP – Residential Zone

Description: The Applicant, as part of this project, proposes to subdivide existing lot 3.18 and create new lots 3.20 and 3.21. The creation of existing lots 3.05 and 3.16 the Applicant has applied to the Board for final major site plan approval, along with minor subdivision approval, to construct a high-rise mixed-use building on newly created lot 3.21, consisting of five-hundred and twenty-nine (529) residential units and 2,364 square feet of retail space.

24. P2023-0103

<https://data.jerseycitynj.gov/explore/dataset/p2023-0103-20-long-slip-minor-subdivision/information/>

For: Minor Subdivision

Address: 20 Long Slip

Ward: E

Applicant: NEQ 8A LLC

Attorney: Elnardo Webster, Esq.

Review Planner: Cameron Black, AICP, PP

Block 7302, Lots 3.19, 3.18, 3.16 & 3.05 (to be 3.19, 3.20, 3.21, 3.16 & 3.05)

Zone: Newport RDP – Residential Zone

Description: Applicant submits this application seeking minor subdivision approval to create new lot

configuration to accommodate the newly proposed tower and surface parking lot. The minor subdivision approval for Block 7302, Lot 3.18 to create new lots 3.20 and 3.21. This application is made in conjunction with Applicant's request for final major site.

25. P2024-0044

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c0cd76e0-23ba-4d2b-a5ac-15bea9b7a3e5?tab=attachments>

For: Site Plan Amendment

Address: 17-25 Perrine Ave.

Ward: C

Applicant: Perrine Ave LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matthew da Silva

Block: 10803 Lot: 1, 2, 3, 4

Zone: Journal Square 2060 Redevelopment Plan – Zone 4a Community Multifamily Low-Rise

Description: Amendment to prior approval of six (6) stories and 57 units to add an adjacent parcel and expand building to 67 units.

26. Memorialization of Resolutions

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

28. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD