

# 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, June 11, 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.

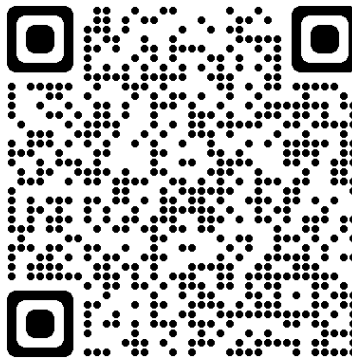
## ADVISORIES

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](mailto: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](http://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](http://Jersey City Open Data Portal) 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: P2023-0035  
<https://data.jerseycitynj.gov/explore/dataset/p2023-0035-72-tonnele-ave/information/>  
For: Minor site plan with 'c' variances  
Address: 72 Tonnele Avenue  
Ward: C  
Applicant: 72 Tonnele Ave JC, LLC  
Attorney: Ben Wine  
Review Planner: Matt Ward, PP, AICP

Block: 10601 Lot: 20  
Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Neighborhood Mixed Use  
Description: Proposed four-story seven-unit residential building.  
Variances: maximum building depth  
**CARRIED TO JUNE 25, 2024 WITH PRESERVATION OF NOTICE**

- b. 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. PSE&G's temporary use of the Site will continue to support various electrical substation projects in the City of Jersey City area. The continued use includes placement of temporary construction trailers and guard shack, an electrical panel, and space for contractor parking and equipment.  
**CARRIED TO JUNE 25, 2024 WITH PRESERVATION OF NOTICE**
- c. Case: P2023-0012  
<https://data.jerseycitynj.gov/explore/dataset/p2023-0012-3-second-st/information/>  
For: Preliminary and Final Major Site Plan with Variances  
Address: 3 Second Street (aka 5 Second Street or 242 Hudson St)  
Ward: E  
Applicant: Plaza VIII & IX Associates, LLC  
Attorney: Matt Ward, PP, AICP  
Block: 11603 Lot: 18.02, 18.03, 27 and 22  
Zone: Harsimus Cove Station Redevelopment Plan – East District  
Description: Development of a 57-story mixed use building containing 579 residential units (of which 87 units are income restrict affordable housing due to IZO), 14,840 sf of commercial space, and 555 parking spaces in an enclosed garage (300 of the parking spaces are for the use of Plaza X at 3 Second Street).  
Variances: Minimum yard, parking wrapped by principal use, more than one principal structure on a lot  
**CARRIED TO JULY 9, 2024**
- d. Case: P2023-0009  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0009-87-monitor-st-nj-07304/information/>  
For: Preliminary and Final Major Site Plan with 'c' variances  
Address: 85-87 Monitor Street  
Ward: A  
Applicant: 85 Monitor LLC  
Attorney: Ronald H. Shaljian, Esq.  
Review Planner: Erik Beasley  
Block: 19003 Lot: 10  
Zone: Morris Canal Redevelopment Plan, TOD West District  
Description: Proposed six (6) story building that consists of ten (10) residential units, ground floor retail space that is 1,785 square feet, and common rooftop space and appurtenances.  
Variances: maximum rooftop appurtenance coverage, and required building stepback at the sixth floor, and balcony variance  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**

- e. Case: P2024-0058  
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2024-0058-780-newark-ave/information/>  
For: Interim Use  
Address: 780-782 Newark Avenue  
Ward: C  
Applicant: Mike Patel LLC  
Attorney: Charles J. Harrington III, Esq  
Review Planner: Erik Beasley  
Block: 7804 Lot: 15.01  
Zone: Journal Square 2060 Redevelopment Plan, Zone 5 – Commercial Main Street District  
Description: Applicant obtained temporary approval from Zoning for ninety (90) days (ZRA-2024-00173) and now seeks full approval for an interim use signage/banner (40sf) on the property.  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**
- f. Case: P2023-0039  
<https://data.jerseycitynj.gov/explore/dataset/p2023-0039-215-van-vorst-st-planning-board-app/information/>  
For: Preliminary and Final Major Site Plan  
Address: 215 Van Vorst St  
Ward: E  
Applicant: 215 Van Vorst Development LLC  
Attorney: Eugene P. O’Connell, Esq.  
Review Planner: Liz Oppen, AICP  
Block: 14205 Lot: 9  
Zone: Tidewater Basin Redevelopment Plan | Historic Buffer  
Description: Applicant proposes to construct a 5-story, 6-unit residential building with 11 off street parking spaces.  
Variances: Number of stories, maximum building height, lot coverage, front yard setback  
**CARRIED TO JULY 9, 2024 WITH PRESERVATION OF NOTICE**

## 7. OLD BUSINESS

## 8. NEW BUSINESS

9. Case: P2023-0068  
<https://data.jerseycitynj.gov/explore/dataset/p2023-0068-journal-square-2060-rdp-amendments/information/>  
For: Review and discussion of amendments to the Journal square 2060 Redevelopment Plan regarding the inclusion of a mandatory affordable housing requirement. Authorized by Council Resolution 24-362. Formal action may be taken.  
Ward: C  
Petitioned by: Councilman Richard Boggiano.  
Review Planner: Tanya Marione, PP, AICP; Matt Ward, PP, AICP; Liz Oppen, AICP; Matt da Silva
10. 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 MAY 21, 2024 WITH PRESERVATION OF NOTICE**

11. 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.

**CARRIED FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE**

12. 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 FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE**

13. Case: P2023-0064

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

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

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.

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

**CARRIED FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE**

14. 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.

**CARRIED FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE**

15. 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.

**CARRIED FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE**

16. P2024-0044

<https://jerseycitynj-energypub.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.

Variances: Deviation for maximum height in the Zone 4A portion of the site.

**CARRIED FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE**

17. Case: P2024-0040

<https://data.jerseycitynj.gov/explore/dataset/p2024-0040-55-hudson-st/information/>

For: Final Major Site Plan Amendment

Address: 55 Hudson Street

Ward: F

Applicant: 55 Hudson Street, LLC

Attorney: George Garcia

Review Planner: Matt Ward, PP, AICP

Block: 14505 Lot: 1

Zone: Colgate Redevelopment Plan

Description: Applicant seeks Amended Final Major Site Plan Approval (obtained under Case No. P22-108) for exterior changes, material changes, and amenity deck changes and addition of deviation for maximum retail parking.

Variances: maximum retail parking spaces

**CARRIED FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE**

18. Case: P2023-0060

<https://data.jerseycitynj.gov/explore/dataset/p2023-0060-minor-site-plan-269-mlk-jr-drive/information/>

For: Minor Site Plan

Address: 269 MLK Drive

Ward: F

Applicant: 269 MLK LLC

Attorney: Stephen Joseph, Esq.

Review Planner: Tanya Marione, AICP, PP

Block: 23405 Lot: 25

Zone: Jackson Hill RDP – Neighborhood Mixed Use

Description: Renovation and alteration to the interior of the existing mixed use building, including a revised floor plan, resulting in twelve dwelling units and two commercial spaces. The existing building contains nine dwelling units and ground floor commercial.

**CARRIED FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE**

19. Case: P2023-0085

<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0085-155-newark-avenue-2024/information/>

For: Preliminary and Final Major Site Plan

Address: 155 Newark Avenue

Ward: E

Applicant: 155 Newark Avenue LLC

Attorney: Stephen Joseph

Review Planner: Sophia E Pereira

Block: 11405 Lot: 6

Zone: Newark Avenue Downtown Redevelopment Plan

Description: The applicant proposes a seven (7) story building with ground floor commercial and twenty-seven (27) dwelling units. Applicant is requesting three (3) 'c' variances for building setback requirements.

**CARRIED FROM MAY 21, 2024 WITH PRESERVATION OF NOTICE**

20. Case: P2023-0056

<https://data.jerseycitynj.gov/explore/dataset/p2023-0056-44-park-lane-north-planning-board-application/information/>

For: Preliminary Major Site Plan with 'c' Variances

Address: 44 Park Lane North

Ward: D

Applicant: Newport Associates Development Company

Attorney: James C. McCann, Esq.

Review Planner: Liz Opper, AICP

Block: 7302 Lot: 3.15

Zone: Newport Redevelopment Plan | Residential District

Description: New 41-story tower with 355 residential units on a 5-story podium containing 336 parking spaces including EV and EVMR spaces, approximately 5,716 sq. ft. of indoor amenity space, outdoor recreation space on the roof of the podium and on the 41st floor of the tower, and approximately 8,600 sq. ft. of green roof along Washington Blvd.

Variances: Minimum footcandles at sidewalks, street tree spacing, street tree distance to pole

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

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD