

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, August 6, 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.

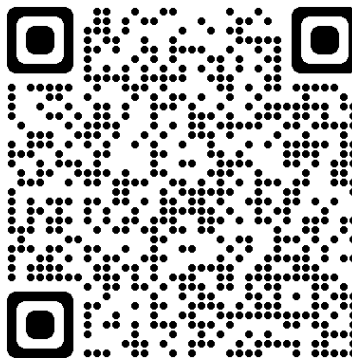
ADVISORIES

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 Licensing and Permitting portal](#) and conduct a public search of an application by case number or address. You may also navigate to the [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: P2024-0097

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6da2f5bd-7b39-4921-b3cf-f12b48669b80?tab=attachments>

For: Site Plan Amendment

Address: 611 Tonnele Avenue

Ward: D

Applicant: 651 Tonnele Avenue, LLC c/o Whittier Trust Company

Attorney: E. Neal Zimmerman, Esq.

Review Planner: Erik Beasley

Block: 07307 Lot: 1.01

Zone: Tonnele Avenue Light Industrial

Description: The purpose of this amended site plan application is to propose exterior signage and guardhouse revisions with certain variances relating to signage.

CARRIED TO AUGUST 20, 2024 MEETING WITH PRESERVATION OF NOTICE

- b. Case: P2024-0067

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d2d5c74f-2e43-4415-a263-6ce66e713076>

For: Minor Subdivision

Address: 213 Congress St

Ward: D

Applicant: Matthew Walsh

Attorney: Thomas P. Leane, Esq

Review Planner: Xunru Huang

Block: 1405 Lots: 9

Zone: R-1

Description: Application to subdivide existing, oversized conforming lot of 5,175 sq. ft. (51.75' x 100') in to two conforming lots of 2,500 sq. ft. and 2,675 sq. Ft.

CARRIED TO AUGUST 20, 2024 MEETING WITH PRESERVATION OF NOTICE

- c. Case: P2024-0072

<https://data.jerseycitynj.gov/explore/dataset/p2024-0072-982-summit-avenue-minor-site-plan/information/>

For: Minor Site Plan

Address: 982 Summit Avenue

Ward: D

Applicant: 982 Summit, LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Sophia E. Pereira

Block: 2802 Lot: 2

Zone: RC-1 Residential Commercial District 1

Description: Applicant proposes to construct a new three (3) story multifamily residential building consisting of six (6) dwelling units and ground-floor active storefront use including a building lobby and recreation room.

Variances: None.

CARRIED TO AUGUST 20, 2024 MEETING WITH PRESERVATION OF NOTICE FROM JULY 23, 2024

- d. Case: P2024-0050
<https://data.jerseycitynj.gov/explore/dataset/p2024-0084-296-old-bergen-rd-minor-site-plan/information/>
For: Minor Site Plan
Address: 296 Old Bergen Rd
Ward: A
Applicant: Roseph, LLC
Attorney: Benjamin T.F. Wine, Esq.
Review Planner: Cameron Black, PP, AICP
Block: 27004 Lot: 46
Zone: R-1
The Applicant proposes to demolish the existing structure and construct a new three- (3) story, 12-unit residential building in compliance with the Affordable Housing Overlay District (1 affordable unit), along with an accessory dwelling unit.
CARRIED TO AUGUST 20, 2024 MEETING WITH PRESERVATION OF NOTICE
- e. Case: P2023-0089
<https://data.jerseycitynj.gov/explore/dataset/planning-board-application-p2023-0089-387-new-york-avenue-2024/information/>
For: Preliminary and Final Major Site Plan with Variances
Address: 387 New York Ave
Ward: D
Applicant: Jess Realty, LLC
Attorney: Charles J. Harrington, III, Esq. | Allyson M. Kasetta, Esq.
Review Planner: Sophia E. Pereira
Block: 1705 Lot: 26
Zone: RC-2 Residential Commercial District 2
Description: Application proposes a new four (4) story building with ground floor commercial and three (3) dwelling units.
Variances: Applicant is requesting one (1) 'c' variance for maximum building coverage.
CARRIED TO AUGUST 20, 2024 MEETING WITH PRESERVATION OF NOTICE FROM JULY 23, 2024.
- f. Case: P2023-0009 85-87 Monitor
<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 AUGUST 20, 2024 MEETING WITH PRESERVATION OF NOTICE

- g. Case: P2023-0110

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6c2bb03f-ca2a-4974-8058-dd0c9aaaa238?tab=attachments>

For: Minor Subdivision with 'c' variances

Address: 296 Seaview Avenue

Ward: A

Applicant: Flor Santos

Attorney: Eugene P. O'Connell, Esq.

Review Planner: Xunru Huang

Block: 28501 Lots: 1

Zone: R-1

Description: Applicant proposed to subdivide an existing lot 9,475.75 sq. Ft into three (3) lots each measuring 25' x113.01'.

Variance: Shared driveway requirement

CARRIED TO AUGUST 20, 2024 MEETING WITH PRESERVATION OF NOTICE

- h. Case: P2024-0052

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/c8f8e69d-cfe8-4498-91a3-eee4823cbbbb>

For: Minor Site Plan with variances

Address: 192 Cambridge Avenue

Ward: D

Applicant: Arvinder Minhas Singh

Attorney: Stephen Joseph

Review Planner: Matt Ward, AICP, PP

Block: 2203 Lot: 2.01

Zone: R-1

Description: Proposed new four-unit three-story principal structure and detached accessory dwelling unit and two off-street parking spaces.

Variances: maximum front yard lot coverage

CARRIED TO AUGUST 20, 2024 MEETING WITH PRESERVATION OF NOTICE

- i. 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; Tanya Marione, AICP, PP

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 SEPTEMBER 10, 2024 MEETING WITH PRESERVATION OF NOTICE

- j. Case: P2024-0136
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/34095cb7-2a11-4797-aab7-10e5381765fb>
For: Redevelopment Plan Amendment
Plan: Scatter Site Redevelopment Plan
Ward: E
Petitioner: Councilman James Solomon
Review Planner: Matthew da Silva
Description: Amendments to the Scatter Site Redevelopment Plan to add to the plan 9 parcels identified as part of Study Area 5 and designated as an area in need of redevelopment. Other plan language revisions clarifying how to properly identify grandfathered development rights are also included. Formal action may be taken.
CARRIED TO AUGUST 20, 2024 MEETING - NO NOTICE REQUIRED

7. OLD BUSINESS

- a. Case: P2023-0087
<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/30d94400-1523-4e6f-98a0-947e419206b6>
For: Site Plan Extension
Plan: 150 Vroom Street
Ward: C
Applicant: SSB Goler, LLC
Attorney: Heather Kumer, Esq.
Review Planner: Matthew da Silva
Block: 12107 Lots: 27 & 28
Zone: Journal Square Redevelopment Plan – Zone 8 Bergen Square
Description: Extension of a site plan for a five (5) story multifamily residential building with commercial space at ground level containing 16 dwelling units.
Variances: Maximum building height, minimum rear yard setback, minimum building setback
- b. Case: P19-194
<https://data.jerseycitynj.gov/explore/dataset/case-p19-194-632-652-grand-street-termination-withdrawal/information/>
For: Termination/Withdrawal of Preliminary and Final Major Site plan with deviations
Address: 632-652 Grand Street
Ward: F
Attorney: Eugene P. O'Connell, Esq.
Review Planner: Cameron Black, PP, AICP
Block 15403, Lots 12, 13, and 14
Applicant: B.J. POWER, LLC
Zone: Morris Canal – Mixed Use
CARRIED FROM JULY 23, 2024 MEETING.

8. NEW BUSINESS

9. Review and discussion of certified artists Copie Rodriguez, Gail Marie Boykewich, Johan Wahlstrom, Randy Reyes. Formal action may be taken.

<https://data.jerseycitynj.gov/explore/dataset/planning-board-certified-artists-rodriquez-boykewich-wahlstorm-reyes/information/>

10. Case: P2024-0042

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b5441daf-2f19-4c9a-8641-1e8606ee08c1?tab=attachments>

For: Conditional Use

Address: 415 Monmouth Street

Ward: E

Applicant: Warrior Weed LLC

Attorney: Duncan Delano

Review Planner: Francisco Espinoza

Block: 9902 Lot: 18

Zone: NC-1

Description: Applicant proposes to convert the current retail space into a Class 5 Cannabis retailer location with 305.5 Sqft.

CARRIED FROM JULY 9, 2024 MEETING WITH PRESERVATION OF NOTICE.

11. Case: P2024-0010

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/04c41ff9-6b6a-423d-aa46-6ee5442b822f?tab=attachments>

For: Conditional Use

Address: 497 Communipaw Avenue

Ward: F

Applicant: Kreme of the Pot Dispensary

Attorney: Thomas Leane

Review Planner: Francisco Espinoza

Block: 18703 Lot: 06

Zone: NC-1

Description: Applicant intends to convert current retail space into 902 sq ft Class 5 Cannabis retailer

CARRIED FROM JULY 9, 2024 MEETING WITH PRESERVATION OF NOTICE.

12. Case: P2024-0085

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/5ca52e32-3dca-4bde-8483-c7a4fcb47cbb>

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

Address: 619 Marin Boulevard

Ward: E

Applicant: Real Shelter for ALL LLC

Attorney: Thomas P. Leane

Review Planner: Sophia E. Pereira

Block: 7103 Lot: 2-8, 11

Zone: Jersey Avenue Light Rail Redevelopment Plan

Description: Applicant proposes a new seventeen (17) story mixed use development consisting of 613 dwelling units (15% of which are affordable), 227 parking spaces, ground floor retail, tenant amenities and other improvements. Prior approval with same unit count approved under Case No. P23-062.

Variances: Maximum Permitted Height, Maximum Permitted Stories, Width of Marin Boulevard

13. Case: P2024-0017

<https://data.jerseycitynj.gov/explore/dataset/p2024-0017-77-grand-street-minor-subdivision-with-c-variance/information/>

For: Minor Subdivision with 'c' variances

Address: 77-79 Grand Street

Ward: F

Applicant: Patricia Rafoss

Attorney: James Burke, Esq

Review Planner: Cameron Black, AICP, PP

Block: 14304 Lot: 3

Zone: Historic District

Description: L shaped lot to be divided in two lots with one fronting Grand Street and one fronting Sussex Street.

Variances: Lot coverage variance

14. 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 FROM JUNE 11, 2024 WITH PRESERVATION OF NOTICE. FIRST SCHEDULED FOR JUNE 11, 2024.

15. 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 Oppen, AICP | Cameron Black, AICP, PP

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

CARRIED FROM JUNE 11, 2024 WITH PRESERVATION OF NOTICE. FIRST SCHEDULED FOR JUNE 11, 2024

16. Case: P2024-0032

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/b5b29ae3-0f71-48a1-943d-5b354d1e99e4?tab=attachments>

For: Site Plan Amendment with Deviations

Address: 632 Newark Avenue

Ward: C

Applicant: 626 Newark LLC c/o The Namdar Group

Attorney: Charles Harrington, Esq. | Allyson M. Kasetta, Esq.

Review Planner: Elizabeth Oppen, AICP | Erik Beasley

Block: 8101 Lot: 28.01

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

Description: Applicant requests to amend Final Major Site Plan Amendment Approval with Deviations (P20-070), which was an amendment to increase the number of residential units to 576, relocate the residential entrance to Central Avenue, and remove the rooftop swimming pool. The original approval was a Preliminary and Final Major Site Plan Approval with Deviations (P18-191), which was for the construction of a 27-story mixed-use building with 538 residential units, retail space and office space. The applicant proposes to increase the height of the rooftop amenity space and modify the floor plan of the rooftop amenity space.

Variances: maximum height from floor to top of roof structure

CARRIED FROM JULY 9, 2024 MEETING WITH PRESERVATION OF NOTICE

17. Case: P2023-0071

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/ee2c0353-cb9a-45d5-899e-1f865e5d0098>

For: Preliminary and Final Major Site Plan

Address: 76-82 Liberty Avenue

Ward: C

Applicant: JS Balyan Properties LLC

Attorney: Thomas Leane, Esq

Review Planner: Liz Oppen, AICP | Xunru Huang

Block: 6305 Lots: 29,30,31,32

Zone: R-3

Description: Applicant proposes a new 8-story building containing 53 dwelling units and 31 basement/ground level parking spaces. This proposal is utilizing the provisions of the Affordable Housing Overlay (AHO).

CARRIED FROM JULY 9, 2024 MEETING 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