

# **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, September 10, 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.

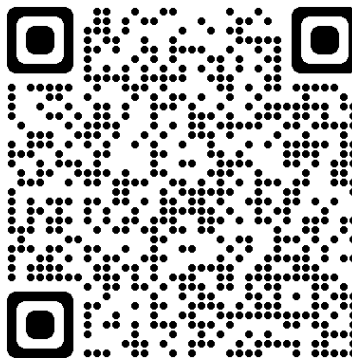
### **ADVISORIES**

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](mailto: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](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 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: 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 SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE**

b. Case: P2023-0020

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e7f40cfa-d002-45f4-9971-6816b4875521?tab=attachments>

For: Minor Site Plan with variance

Address: 540 Route 440

Ward: B

Applicant: Universal Global Inc. dba Metro Honda

Attorney: Thomas P. Leane, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 22001    Lot: 4

Zone: Route 440 Culver – High Rise

Description: Proposed digital advertising sign to replace a prior sign for car dealership.

Variances: signage type and square footage

**CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE**

c. Case: P23-044

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/772FB977-9D87-4795-8528-6A7092334111>

For: Preliminary and Final Major Site Plan

Address: 604-606 Communipaw Avenue

Ward: F

Applicant: 604 608 Communipaw LLC

Attorney: Stephen Joseph

Review Planner: Matt Ward, PP, AICP

Block: 17905    Lots: 24 and 25

Zone: Jackson Hill Redevelopment Plan

Description: Proposed six-story mixed building with 69 dwelling units (1 of which is restricted affordable housing), 1,947 square feet of ground floor commercial, and 20 off-street parking spaces.

**CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE**

d. Case: P2024-0148

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/d3f53aeb-d4da-49f8-b2e7-a7a919d27ed1?tab=attachments>

For: One Year Site Plan Extension

Address: 212-230 Culver Avenue

Ward: B

Applicant: LK Culver LLC

Attorney: Gerard Pizzillo, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 21701 Lot: 18 & 19.01

Zone: Mid-Rise Zone B District - of the Culver Route 440 Redevelopment Plan

Description: The Applicant is seeking a One (1) Year Site Plan Extension of the Preliminary and Final Major Site Plan previously granted under P21-120, memorialized by Resolution on 06/14/22

**CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE**

e. Case: P2024-0019

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/48d51264-2d72-4d6f-ae43-7b0fbde8c7be>

For: Preliminary and Final Major Site Plan with variances

Address: 248 Erie Street and 209-215 Fifteenth Street

Ward: E

Applicant: 248 Erie Owner LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Matt Ward, PP, AICP

Block: 7105 Lots: 1, 2 and 3

Zone: Jersey Avenue Light Rail Redevelopment Plan

Description: Proposed 16-story development incorporating portions of the existing structure onsite to consist of a mixed-use tower with 264 dwelling units (of which 40 units are restricted as affordable housing), hotel with 150 rooms, 50 off-street parking spaces, and 970 square foot cafe.

Variances: Maximum number of stories, maximum height in feet, minimum rear yard setback above 60 feet, required interior loading space for hotel use, maximum number of signs per use, maximum coverage of tower.

**CARRIED TO SEPTEMBER 24, 2024 MEETING WITH PRESERVATION OF NOTICE**

f. Case: P2024-0088

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6006273b-4003-4fd4-81a2-7ca3925bfa30?tab=attachments>

For: Amendment to Previous Approval P18-120

Address: 87 Bright Street

Ward: E

Applicant: Michael Case

Attorney: Nicholas Cherami, Esq

Review Planner: Tanya R. Marione, AICP, PP

Block: 13905 Lot: 12

Zone: H – Historic – Van Vorst Park Historic District

Description: Amendment to P18-120, a 4 unit rehabilitation project, to change location of skylights, interior layouts, location of standpipe and electrical service, modification of access to third floor balcony, and the installation of a rear fire escape system

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## 7. OLD BUSINESS

a. P2024-0121

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/83ef5f65-7e33-4af0-81d0-02f7d3b2b441?tab=attachments>

For: Administrative Amendment

Address: 99 Monitor Street

Ward: A

Applicant: FDAD Maple LLC

Attorney: Robert Verdibello

Review Planner: Erik Beasley

Block: 19003 Lot: 1.01

Zone: Morris Canal Redevelopment Plan, TOD West District

Description: Administrative Amendment of P21-106 to reflect corrected Income Restricted Unit Mix at 99 Monitor Street, Block 19003 Lot 1.01

b. P2024-0143

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0daad8bf-ce11-484a-adf3-0c3df6895721?tab=attachments>

For: 1-Year Extension

Address: 975 Garfield Avenue

Ward: F

Applicant: 975 Garfield LLC

Attorney: Veronica Chmiel

Review Planner: Erik Beasley

Block: 19702 Lot: 14

Zone: Morris Canal Redevelopment Plan, Mixed Use – D

Description: Applicant requests one (1) one-year extension of the protections afforded to its preliminary and final major site plan approvals under Case No P19-077.

c. P2024-0131

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/47c4d902-7db7-4315-904f-4ab8a92dcc41?tab=attachments>

For: 2-Year Extension

Address: 369 Whiton Street

Ward: A

Applicant: 369-371 Whiton St.,LLC

Attorney: Jennifer J. Bogdanski

Review Planner: Erik Beasley

Block: 19001 Lot: 8

Zone: Lafayette Park Redevelopment Plan

Description: Request for 2 Year Extension of Site Plan Approval - Case No. P21-030

## 8. NEW BUSINESS

9. P2024-0154

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/5d95d6b8-57d2-47c0-acc0-ecb8dd5e8fa9?tab=attachments>

Review and discussion of implementing new fees for Zoning Review as well as fees for Planning and Zoning Board applications

10. Review and discussion of as Certified Artists Bradley Frizzell, Shamona Stokes, Nicole DeMaio and Marija Pavlovska. Formal action may be taken  
<https://data.jerseycitynj.gov/explore/dataset/review-and-discussion-of-bradley-frizzell-shamona-stokes-nicole-demaio-and-marij/information/>
11. 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 Sq. ft.  
**CARRIED FROM JULY 9, 2024 MEETING WITH PRESERVATION OF NOTICE.**
12. 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 FROM JULY 9, 2024 AND JULY 23, 2024 MEETINGS WITH PRESERVATION OF NOTICE**
13. 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**

14. Case: P23-083

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/E887EFCA-6285-4D26-B69C-E6E3BB63FE63?tab=attachments>

For: Preliminary and final major subdivision with variances

Address: 206 Van Vorst Street

Ward: F

Applicant: 26 Bell LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 14203 Lot: 30

Zone: Tidewater Redevelopment Plan and Paulus Hook Historic District

Description: Proposed Preliminary and Final Major Subdivision of an existing building and parking lot into seven lots. One lot is proposed with the existing building and remaining six lots are associated with a separate site plan application filed under case P23-084.

Variances: Minimum lot size, Minimum front yard setback, Minimum rear yard setback, Maximum lot coverage

15. Case: P23-084

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/19719ABC-3382-4F06-A61C-2174D7D08BA5?tab=attachments>

For: Preliminary and Final Major Site Plan with variances

Address: 206 Van Vorst Street

Ward: F

Applicant: 26 Bell LLC

Attorney: Charles Harrington III, Esq.

Review Planner: Matt Ward, AICP, PP

Block: 14203 Lot: 30 (partial)

Zone: Tidewater Redevelopment Plan

Description: Development of 5 subdivided lots (Proposed Lots 30.02, 30.03, 30.04, 30.05 & 30.06) each with a 4-story 2 residential unit duplex townhouse. Lot 30.01 to be used as a playground area for an intended day care use in the adjacent (Lot 30.7) building and later developed with a townhouse in the event the day care use is terminated. (See also P23-083, subdivision application for the subdivision of Lot 30 into Proposed Lots 30.01, 30.02, 30.03, 30.04, 30.05, 30.06 & 30.07.)

Variances: Minimum front yard setback (each townhouse), required rear yard setback (each townhouse), minimum required parking (each townhouse), maximum lot coverage.

16. P2024-0106

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/0cd61a5f-95a1-418e-bedc-5982c9155acc?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 119 Merritt Street

Ward: A

Applicant: Hamid Hessen

Attorney: Tom Leane

Review Planner: Matthew da Silva

Block: 30202 Lot: 1

Zone: PI – Port Industrial

Description: On June 14, 2022, Applicant received Preliminary and Final Site Plan approval with variances (minimum required setback from the lot perimeter; required landscaping buffer from a residential use; proposed freestanding sign) under Case P21-053 in order to develop a service station attached to an existing structure with a permitted automatic roll over car wash and other site improvements. Applicant now wishes to expand the use of the Property to include a parking lot, additional auto-bay services and to remove the automatic car wash (the “Project”).

Variances: Required minimum perimeter setback; required landscaping buffer from residential uses; signage setback; driveway and curb cut widths

17. P2024-0003

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/71d78525-bd43-40df-8fcc-cb576415ce2f>

For: Minor Site Plan

Address: 412-418 Whiton St

Ward: A

Applicant: T-Mobile Northeast LLC c/o Ed Purcell, Esq.

Attorney: Edward W. Purcell, Esq.

Review Planner: Sophia E. Pereira

Block: 17505 Lot: 17.01

Zone: Tod North District of Morris Canal Redevelopment Plan

Description: The applicant proposes to install nine (9) antennas, ancillary equipment, and a generator on top of an existing building.

18. P2024-0056

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/24b9b435-e09a-414e-b9bf-1465390ac768>

For: Minor Site Plan with ‘C’ Variance

Address: 14 Coles St

Ward: E

Applicant: Eric Worcester Architect

Attorney: Ronald H. Shaljian, Esq.

Review Planner: Sophia E. Pereira

Block: 12702 Lot: 8

Zone: R-3 Multi-Unit Mid-Rise District

Description: The applicant proposes to renovate and construct a five (5) story, forty-six (46) foot rear addition to an existing building. No change in density is proposed. No change in off street parking is proposed.

Variances: Maximum Number of Stories, Maximum Height

19. Case: P2024-0068

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2a3fde57-622f-4fd6-9a48-fa51c024e329?tab=attachments>

For: Minor Site Plan with ‘c’ variances

Address: 31 Monitor St

Ward: A

Applicant: Venkat Konuganti

Attorney: Thomas P. Leane, Esq

Review Planner: Xunru Huang

Block: 20302 Lot: 16

Zone: Morris Canal Redevelopment Plan - Residential

Description: Applicant proposes the construction of a new three (3) story two-family dwelling on an pre-existing undersized lot.

Variances: Front setback, rear yard setback, maximum building coverage

20. Case: P2024-0069

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6a71459b-4b9c-4746-9a27-60e3b2e58246?tab=attachments>

For: Minor Site Plan with 'c' variances

Address: 29A Monitor St

Ward: A

Applicant: Venkat Konuganti

Attorney: Thomas P. Leane, Esq

Review Planner: Xunru Huang

Block: 20302                      Lot: 17

Zone: Morris Canal Redevelopment Plan - Residential

Description: Applicant proposes the construction of a new three (3) story two-family dwelling on an pre-existing undersized lot.

Variances: Front + Rear yard setback, rear yard setback, and maximum building coverage

21. Memorialization of Resolutions

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

23. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD