

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, December 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.

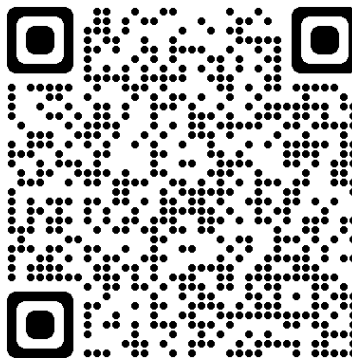
ADVISORIES

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. 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**

7. OLD BUSINESS

a. Case: P2024-0036

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/a2d503fc-287a-41bf-9316-bb7f05f93a3e?tab=attachments>

For: Preliminary and Final Major Site Plan with variances

Address: 20 Carbon Place

Ward: B

Applicant: Twenty Carbon Place Corp.

Attorney: Gerard Pizzillo, Esq.

Review Planner: Cameron Black, AICP, PP

Block: 22103 Lots: 12

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

Description: The Applicant is seeking to create a park onsite and combine their two towers into one. The project contains four variances that were previously approved under P20-025 and previously extended for one (1) year under case number P23-001 and then again under p2024-0023.

Variances: Street Tree Spacing, Number of Street Trees, Signage, and Loading Space

CARRIED FROM November 12th MEETING WITH PRESERVATION OF NOTICE. Testimony taken.

b. Case: P2024-0216

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/50198c9c-348f-4bd1-b937-1edbf5397f64?tab=attachments>

For: Three (3) One-year Extensions

Address: 5 2nd Street aka 242 Hudson Street

Ward: E

Applicant: Plaza VIII and IX Associates, LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Matt Ward AICP, PP

Block 11603 Lots 22 & 27

Zone: Exchange Place North Redevelopment Plan

Description: Request for extension of approvals granted under case number P19-153 to construct a 68-story building containing 680 residential units, 18,662 square feet of commercial space, approximately 505 parking spaces (329 garage spaces and 176 spaces in a surface lot). Applicant is requesting three (3) one-year extensions. Two years pursuant to N.J.S.A. 40:55D-52(c) and one year pursuant to N.J.S.A. 40:55D-52(e).

c. Case: P2024-0174

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/baf55aea-0502-46fe-9bcc-1dbd65c7f670?tab=attachments>

For: 1-year Extension to a Preliminary and Final Major Site Plan with deviations

Address: 250 Academy Street

Ward: C

Review Planner: Matthew da Silva, AICP

Applicant: GOPALI LLC

Attorney: Gerard Pizzillo, Esq.

Block: 12204 Lots: 1 & 30

Zone: Journal Square 2060 Redevelopment Plan – Zone 8 Bergen Square

Description: The Applicant is seeking its 3rd one (1) year site plan extension of the Preliminary and Final Major Site Plan Approval with deviations granted under P19-167 and extended under P22-096 and P2023-0045.

d. 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 NOVEMBER 12TH MEETING WITH NO PRESERVATION OF NOTICE

e. 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

CARRIED FROM OCTOBER 22ND MEETING WITH PRESERVATION OF NOTICE AND TESTIMONY TAKEN

8. NEW BUSINESS

9. Discussion of annual Planning Board reorganization.

10. P2024-0038

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9b476968-b23c-43ab-bb9e-eacd7ba72090?tab=attachments>

For: Preliminary and Final Major Site Plan

Address: 174 Martin Luther King Drive

Ward: F

Applicant: Harmony House Holding LLC

Attorney: Charles Harrington, Esq.

Review Planner: Erik Beasley

Block: 25001 Lot: 66 & 68.01

Zone: Jackson Hill Redevelopment Plan, Neighborhood Mixed Use District

Description: Applicant proposes to construct a five (5) story mixed-use building that consist of 44 residential units, of which ten (10) units will be affordable, and ground floor commercial space. The proposed structure will also consist of 25 bike parking spaces, approximately 5,750 square feet of green roof, and 15 vehicle parking spaces.

Variances: none

11. Case: P2024-0055

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/6d88e848-e7f8-4152-bd4a-46c3446f7925?tab=attachments>

For: Minor Site Plan with 'c' variance

Address: 168 Monticello Avenue

Ward: F

Applicant: The Flow Church, Inc.

Attorney: Crystal R. Wheatley, Esq.

Review Planner: Cameron Black, PP, AICP

Block: 16803 Lots: 74

Zone: Jackson Hill RDP - Neighborhood Mixed Use

Description: The purpose of this application is to demolish the existing 1-story structure, and to construct a 4-story facility containing mechanical spaces, assembly space, kitchen, offices, conference, and a roof deck.

Variances: max building height, 48ft where 45ft is permitted, and for min. rooftop appurtenance setback, '6-8" where 1 per ft of height is permitted.

12. Case: P2024-0076

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/f33d29eb-5197-4633-b0ae-5c9974443dc8?tab=attachments>

For: Preliminary and Final Major Site Plan with Variances

Address: 107 Morgan Street

Ward: E

Applicant: 107 Morgan Street Development LLC

Attorney: W. Nevins McCann

Review Planner: Matt Ward, AICP, PP

Block: 11612 Lot: 1

Zone: Powerhouse Arts District Redevelopment Plan

Description: Development of a thirty-four (34) story mixed-use development consisting of 633 dwelling units, 213 parking spaces, tenant amenities, 19,635 square feet of ground floor commercial/gallery space and a publicly accessible midblock open space of approximately 5,200 square feet. Bonus height proposed pursuant to the Redevelopment Plan, which requires the donation and acceptance by the City of Block 11611 Lot 1.02 for public purpose use.

Variances: Minimum parking, maximum front yard setback, required stepbacks below the top three floors, rooftop mechanical coverage, minimum sidewalk width, and maximum permitted utility frontage.

13. Case: P2024-0070

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/9c694d94-8cf8-40c1-9c51-46891e9fa882?tab=attachments>

For: Preliminary + Final Major Site Plan Amendment

Applicant: 377 Ogden Ave JC, LLC

Review Planner: Cameron Black, AICP, PP

Address: 415 Palisade Avenue

Attorney: Thomas P. Leane, Esq.

Block: 3902 Lot: 35.01

Ward: D

Zone: RC-2

For: Amendment to previously approved three (3) story building with nine (9) residential units. Reconstruction of previously approved historic facades and increase in building height (+4') to accommodate larger floor to ceiling heights.

Variances: Previously approved rear yard variance which will be exacerbated due to increased height.

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

14. Case: P2023-0055

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/00290a92-0c11-4350-a595-1af929dff358?tab=attachments>

For: Preliminary + Final Major Site Plan Amendment with 'c' variances

Applicant: Ramnarayana Properties, LLC

Review Planner: Matthew da Silva, AICP

Address: 326 Johnston Avenue

Attorney: Charles J. Harrington, III, Esq.

Block: 17505 Lot: 10 & 11

Ward: A

Zone: Morris Canal – TOD North

For: Construction of 6-story mixed-use building with 30 residential units on floors 2-6, roof with amenity space and roof deck and first floor containing retail of approximately 1,081sf, 3 parking spaces and bicycle racks.

Variances: Deviation from minimum 5th and 6th floor setback for corner lots. Deviation for maximum height in feet and stories.

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

15. Case: P2024-0090

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/2cdf04a-73fb-4e86-9789-ac0338b2aaf5?tab=attachments>

For: Minor Subdivision

Address: 34 Jefferson Ave

Ward: D

Applicant: 3234 Jefferson JCNJ LLC

Attorney: Benjamin T.F. Wine, Esq.

Review Planner: Xunru Huang

Block: 5803 Lots: 36

Zone: R-1

Description: Applicant proposes to subdivide an existing lot 5,462 sq. ft. into two 2,700 sq. ft. lots.

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

16. Case: P2023-0024

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/3b105aa6-bf68-46c3-af7e-ae42b8b757a7?tab=attachments>

For: Minor Site Plan w/ 'c' variances

Address: 285 Forrest Street

Ward: F

Applicant: Sriven Holdings, LLC

Attorney: Thomas P. Leane, Esq.

Review Planner: Erik Beasley

Block: 21305 Lot: 12

Zone: R-1, Neighborhood Housing District

Description: The applicant proposes to construct a new three (3) story building that consist of five (5) residential units, three (3) bike parking spaces, green roof and lawn surrounding the site.

Variances: rear yard setback and front yard setback

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

17. Case: P2024-0119

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e6879a2c-b5c5-418e-8f9a-3d2f97bb63f4?tab=attachments>

For: Preliminary and Final Major Site Plan Amendment and Conditional Use

Address: 285 Newark Ave

Ward: E

Applicant: 285 Newark Ave LLC

Attorney: Charles J. Harrington, III, Esq.

Review Planner: Xunru Huang

Block: 11004 Lots: 6

Zone: NC-1

Description: Amend the previously approved 5-story plus mezzanine level mixed-use building with 20 residential units and ground floor retail/commercial space into 21 residential units and ground floor retail by reducing commercial space and creating a residential unit behind the commercial space. Amendments also include increase in amenity space on the roof; removal of rear balconies; facade redesign.

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

18. Case: P2024-0006

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/eba2b449-e587-441a-9f72-a70bbda433a8?tab=attachments>

For: Preliminary Major Site Plan Approval with Variances

Address: 38 Cottage Street

Ward: C

Applicant: Homestead Market LLC

Attorney: Charles Harrington II, Esq.

Review Planner: Matthew da Silva, AICP

Block: 7902 Lots: 22-24 & 46-50

Zone: Journal Square 2060 Redevelopment Plan – Zone 4 Community Mixed Use – Homestead Place Bonus

Description: Construction of a 27-story mixed use building with 648 residential units on floors 4-27, 40 hotel rooms on floors 2-3, retail use on the first floor, as well as residential and hotel lobbies, roof-top deck with enclosed amenity space, storage space for 332 residential and 20 hotel/retail bicycles on the first floor and 5 two-bicycle outdoor bike racks.

Variances: Minimum off-street loading berths, maximum height of roof deck enclosure

CARRIED FROM NOVEMBER 12TH MEETING WITH PRESERVATION OF NOTICE

19. Case: P2024-0156

<https://jerseycitynj-energovpub.tylerhost.net/apps/selfservice#/plan/e4dfd1ca-577c-436f-b398-7bbef52c28a8?tab=attachments>

For: Conditional Use

Address: 545 Newark Ave

Ward: C

Applicant: Kine Buds JC, LLC

Attorney: Edward Mainardi, Esq.

Review Planner: Francisco Espinoza

Block: 9601 Lots: 09

Zone: NC-1

Description: Class 5 retail cannabis store to occupy the entire first floor of 545 Newark Ave., 1,393 (1,240 net) sq. ft. No site changes or structural building changes are proposed.

20. Memorialization of Resolutions

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

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD