

## JERSEY CITY PLANNING BOARD

Please take notice that the Jersey City Planning Board took the following actions at the April 2, 2024 meeting

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Langston , Gonzalez, Gangadin, Green, Desai, Torres
4. Swear in Staff
5. Correspondence
6. **ADJOURNMENTS**
  - a. Case: P23-075 For: Preliminary and Final Major Site Plan with ‘c’ variances Address: 319-321 Fourth Street Description: Proposed construction of a four (4) story building with eight (8) residential units and two (2) parking spaces. Variance(s): Parking, rear yard, and landscaping **Carried to April 16, 2024 with preservation of notice, testimony taken.**
  - b. Case: P22-227 For: Preliminary and Final Major Site Plan with variances Address: 605-607 Grove Street Description: Proposed 12-story mixed-use building with 66 residential dwelling units and 1,190 square feet of commercial space on the ground floor. Ten units are designed affordable housing due to utilization of a redevelopment bonus adopted post-IZO. Variances: Maximum building coverage, minimum front yard setback **Carried to date uncertain**
  - c. Case: P2023-0044 For: Preliminary and Final Major Site Plan Address: 35 Fairview Avenue Description: Proposed four (4) story building that consists of fifteen (15) residential units, approximately ten thousand two hundred forty-nine (10,249) gross floor area. **Carried to April 16, 2024 with preservation of notice**
  - d. Case: P2023-0023 For: Preliminary and Final Major Site Plan Address: 30 & 40 Newport Parkway Description: to construct a 10,472 square foot one-story central lobby and amenity space that will serve and connect both towers. The proposed addition will contain amenities such as a fitness center, package storage, play area and a coworking business center. Further, it will provide a green roof. Currently, that area of the site is used as a parking area. The Applicant will reduce the size of that parking area as part of the proposed construction. **Carried to April 16, 2024 with preservation of notice**
  - e. Case: P2023-0072 For: Conditional Use Address: 840 Communipaw Ave Description: Class 5 Cannabis Retailer at an existing ground floor retail space of 1,164 SF with associated signage. **Carried to April 16, 2024 with preservation of notice**
  - f. Case: P2023-0062 For: Site Plan Amendment Address: 44-46 Newkirk Street Description: Amendment to previous approval for 12-story mixed-use tower with 167 units and 14 parking spaces. Increase unit count to 200 units and removal of parking spaces. **Carried to April 16, 2024 with preservation of notice**
  - g. Case: P2023-0116 For: Conditional Use Address: 1704 John F Kennedy Blvd. Description: Class 5 Cannabis Retailer at an existing ground floor commercial space of 1,995 SF with associated signage **Carried to April 16, 2024 with preservation of notice**
  - h. Case: P2023-0082 For: Preliminary and Final Major Site Plan Address: 681-685 Newark Ave. 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 to May 7, 2024 with preservation of notice**

- i. Case: P2024-0002 For: Preliminary & Final Site Plan with 'c' Variance(s) Address: 27-29 Fayette Ave  
Description: Applicant is proposing to develop a vacant lot into a new six (6) story building containing 20 dwelling units and 12 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 to April 16, 2024 with preservation of notice**

## 7. OLD BUSINESS

- a. Case: P2024-0023 For: Second One (1) Year Extension for Preliminary and Final Major Site Plan Address: 20 Carbon Place Description: The Applicant is seeking a second one (1) year Extension of the previously approved Preliminary and Final Major Site Plan approved under P20-025 and previously extended for one (1) year under case number P23-001. **Approved with conditions 6-0**
- b. Case: P2024-0024 For: Preliminary and Final Major Site Plan Three One-Year Extensions Address: 804 West Side Avenue Description: To extend the land use approvals obtained under Case No. P20-102 (the "Approval") for a period of three (3) years the construction of a new five (5) story mixed-use development containing thirty-two (32) dwelling units, sixteen (16) below-grade parking spaces, and 4,568 square feet of ground-floor retail space with respect to the Property. **Approved for 1 year with conditions 6-0**

## 8. NEW BUSINESS

9. P2024-0018 For: Section 31 Address: 921 Bergen Avenue Description: Kindle Education Foundation is proposing to develop a charter school in the existing building located at 921 Bergen Avenue (aka 35 Journal Square). The school will occupy approximately 15,500 SF of space in the third and fourth floors of the existing twelve (12) story building. **Approved with conditions to comply with master plan 6-0**
10. P2024-0043 For: Section 31 Description: Renovation of office space in existing building into labs, specialty classrooms, and a maker space. A new stair tower will be added to the rear of the building. **Approved with conditions to comply with master plan 6-0**
11. P2023-0034 For: Minor Site Plan Address: 17 Berkeley Place Description: Proposed construction of a three (3) story building consisting of 11 dwelling units and a two (2) story accessory dwelling unit. The applicant will be utilizing the Affordable Housing Overlay and providing one (1) 3-bedroom affordable unit. **Approved with conditions 6-0**
12. Case: P2023-0105 For: Minor Site Plan Address: 511 Palisade Avenue 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 to May 7, 2024 with preservation of notice**
13. Case: P2023-0108 For: Conditional Use Address: 539 Marin Luther King Drive Description: Class 5 Cannabis Retailer at an existing ground floor commercial space of 1,438 SF with associated signage and site improvements. **Approved with conditions 5-1-0**
14. Case: P2024-0059 For: Review and discussion of an amendment to the Exchange Place North Redevelopment Plan regarding the addition of Long-Term Care Facilities and Hospitals as a permitted principal use. Authorized by council resolution 24-073 **Approved 6-0**
15. Case: P2023-0090 For: Review and discussion of an amendment to the Jackson Hill Redevelopment Plan regarding the addition of permitting expansion where Restaurant Category 3 (drive-thru) legally exist. Authorized by council Resolution 23-836. **Approved 6-0**

16. Case: P2023-0061 For: Review and discussion of an amendment to the Greenville Industrial Redevelopment Plan regarding the creation of the Linden Ave. East Remediation and Improvement Bonus. Authorized by council resolution 23-677. **Approved 6-0**
17. Case: P2023-0097 For: Administrative Amendment Address: 200 Greene Street (185,195,215 Hudson Street) Description: Reduction in the number of units proposed (1,510 vs 1,606 units), changes to the unit mix, façade changes, ground floor modifications, modifications to landscape plans, increased GAR Case: P23-094 **Approved with conditions 6-0**
18. Case: P23-094 For: Preliminary and Final Major Site Plan Address: 40 Lembeck Avenue Description: Construction of a new 3 story building on a 50'x152' lot with 17 units using the affordable housing overlay (10% affordable). **Carried to April 16, 2024 with preservation of notice**
19. Case: P2023-0111 For: Site Plan Amendment Address: 232 - 238 Sip Ave Description: Amended Final Major Site Plan approval for previously-approved 14-story mixed-use building with 2 floors of commercial space to allow 151 residential units (instead of 129 units), 9,395sf of retail and 8,755sf of office (instead of 1,710sf of retail and 15,900sf commercial space) 83 indoor and 2 outdoor bicycle parking spaces (instead of 72 indoor bicycle parking spaces) and the addition of a sub-level parking garage with 14 vehicle parking spaces. **Approved with conditions 6-0**
20. Memorialization of the following Resolutions available at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)
  1. Resolution of the Jersey City Planning Board for minor site plan with c variances #P23-070 applicant: Karan 1 LLC (355-357 Sip Ave) Block 11804 Lot 1
  2. Resolution of the Jersey City Planning Board for preliminary and final major site plan #P23-092 applicant: 612 Communipaw LLC (612-616 Communipaw Ave) Block 17905, Lots 18, 19, 20, 21 & 22
  3. Resolution of the Jersey City Planning Board for section 31 review #P2024-0018 applicant: Kindle Education Foundation (KEF) (921 Bergen Ave aka 35 Journal Sq) Block 12104, Lot 2
  4. Resolution of the Jersey City Planning Board for minor subdivision #P2023-0098 applicant: 619 Palisade Avenue LLC (619 Palisade Ave) Block 1704 Lot 14
  5. Resolution of the Jersey City Planning Board for minor subdivision extension of time to file a plat #P2024-0012 applicant: Liberty Harbor North Brownstone Condominium Urban Renewal, LLC (251-257 Grand St) Block 15801 lot 23.05 and 23.06
  6. Resolution of the Jersey City Planning Board for preliminary and final major site plan #P22-140 applicant: Pintak Development LLC (152 Ogden Ave) Block 5103 Lot 10
  7. Resolution of the Jersey City Planning Board for preliminary and final major site plan with c variance #P23-020 applicant: Gary Mzaer (344 2<sup>nd</sup> St) Block 11107 Lot 6
21. Executive Session, as needed, to discuss litigation, personnel or other matters
22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD