

## JERSEY CITY PLANNING BOARD PUBLIC MEETING

Please take notice the Jersey City Planning Board took the following actions at the October 22, 2024 meeting

1. Call to Order
2. Sunshine Announcement
3. Roll Call - Prinz-Arey, Gangadin, Green, Desai, Gonzalez
4. Swear in Staff
5. Correspondence
6. **ADJOURNMENTS**
  - a. Case: P2024-0088 For: Amendment to Previous Approval P18-120 Address: 87 Bright Street  
**CARRIED TO NOVEMBER 12<sup>th</sup> MEETING WITH PRESERVATION OF NOTICE**
  - b. Case: P22-061 For: Preliminary & Final Major Site Plan Address: 88 Bright Street  
Description: Applicant intends to restore the current building and add a fourth story to the existing 3 story, 2unit dwelling resulting in a 4 story, 4-unit dwelling. Variances: Rear yard setback, Maximum building Coverage, Height **CARRIED TO NOVEMBER 12<sup>th</sup> MEETING WITH PRESERVATION OF NOTICE**
  - c. Case: P2024-0070 For: Preliminary + Final Major Site Plan Amendment Applicant: 377 Ogden Ave JC, LLC  
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. **REQUESTED TO CARRY TO NOVEMBER 12<sup>th</sup> MEETING WITH PRESERVATION OF NOTICE**
  - d. Case: P23-109 For: Preliminary and Final Major Site Plan Address: 314-316 Martin Luther King Drive  
Description: Applicant proposes a five (5) story building that consist of 18 affordable residential units, 24 bike parking spaces, and 1,900 square feet of green roof. Variances: none **ADJOURNED TO NOVEMBER 12<sup>th</sup> MEETING WITH NO PRESERVATION OF NOTICE**
  - e. Case: P2023-0043 For: Preliminary and Final Major Site Plan w/ 'c' variances Address: 373 Fourth Street  
Description: Applicant proposes to adaptively reuse two existing historically significant structures in effort to construct a four (4) story building that consist of nine (9) residential units.  
Variances: rear yard setback, maximum building height, maximum building coverage, maximum lot coverage, off-street parking, minimum landscape area, mechanical roof area **carried to date uncertain, renotice required**
7. **OLD BUSINESS**
  - a. Case: P2024-0181 For: Site Plan Extension Address: 310 Fourth Street Description: Applicants request for a one (1) year extension to case no. P20-078, a Minor Site Plan approval. Previously, a two (2) year extension was granted by the Planning Board on November 15<sup>th</sup>, 2022, and memorialized December 13<sup>th</sup>, 2022, under case no. P22-156. **Approved 5-0**
8. **NEW BUSINESS**
9. Review and discussion of as Certified Artists Larissa Belcic. **Approved 5-0**
10. Case: P2024-0167 Review and discussion of updates to Chapter 105 of the City Code entitled "Building Demolition. **Approved, recommended to city council 5-0**
11. Case: P2024-0168 Review and discussion of updates to §345-30(F) & §345-30(G) of the City's Land Development Ordinance entitled "Local Landmark Designation Standards." **Approved, recommended to city council 5-0**
12. Case: P2024-0118 For: Preliminary and Final Major Site Plan with variances Address: 20 South Cove Avenue

Description: Proposed 30-story mixed-use tower consisting of 300 dwelling units (of which 45 units are restricted as affordable housing), 150 bike parking spaces, 200 parking spaces (offsite) and 1,000 square feet of ground floor commercial. Variances: Minimum number of street trees, maximum floor to ceiling height  
**Approved with conditions 5-0**

13. Case: P2024-0177 For: Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding Mixed Use Zones 'C' and 'E'. Authorized by resolution 22-904. **Approved, recommended to city council 5-0**
14. Case: P2024-0175 For: Review and discussion of amendments to the West Side Avenue Redevelopment Plan regarding allowed uses in the Loft Residential District. Petitioned by West Side Holdings LP. Authorized by Council Resolution 24-0780. **Approved, recommended to city council 5-0**
15. Case: P2024-0042 For: Conditional Use Address: 415 Monmouth Street Description: Applicant proposes to convert the current retail space into a Class 5 Cannabis retailer location with 305.5 Sq. ft. **carried to date uncertain, renote required**
16. Case: P2024-0019 For: Preliminary Major Site Plan with variances Address: 248 Erie Street and 209-215 Fifteenth Street 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. **Approved with conditions 5-0**
17. Case: P2024-0006 For: Preliminary Major Site Plan Approval with Variances Address: 38 Cottage Street 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 to December 10, 2024 with preservation of notice**
18. Case: P2024-0123 For: Preliminary and Final Major Site Plan with 'c' variances Address: 457 Ogden Ave Description: The Applicant proposes to expand and convert the existing building into a four- (4) family residential building. Variances: Maximum building stories, maximum front yard coverage **carried to November 12, 2024 with preservation of notice**
19. Case: P2024-0036 For: Preliminary and Final Major Site Plan Amendment with variances Address: 20 Carbon Place Description: The Applicant is seeking a site plan amendment 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 to November 12, 2024 with preservation of notice**
20. Case: P2024-0112 For: Minor Site Plan Address: 259 Baldwin Avenue Description: Applicant proposes to construct a three-and-a-half story building with eight (8) residential units consisting of 5 studios and 3 one-bedrooms. Variances: Minimum Rear Yard Setback **carried to November 12, 2024 with preservation of notice**
21. Case: P2024-0119 For: Preliminary and Final Major Site Plan Amendment and Conditional Use Address: 285 Newark Ave 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 to December 10, 2024 with preservation of notice**

22. Case: P2023-0055 For: Preliminary + Final Major Site Plan with 'c' variances Applicant: Ramnarayana Properties, LLC 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 to November 12, 2024 with preservation of notice**

23. Case: P2023-0024 For: Minor Site Plan w/ 'c' variances Address: 285 Forrest Street  
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 to December 10, 2024 with preservation of notice**

**24. Memorialization of the following Resolutions available at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)**

1. Resolution of the Jersey City Planning Board #P2024-0160 for final site plan amendment by 35 COTTAGE LLC (35-43 Cottage St) block 7903 lot 17.01 ska 17,18,19
2. Resolution of the Jersey City Planning Board #P2024-0007 for site plan amendment by Mandalay on the Hudson Condominium (20 Second St) block 11603 lot 25
3. Resolution of the Jersey City Planning Board #P2024-0091 for interim use of mobile concrete batching plant Morris Canal block 15801 lot 28 by Liberty Harbor holding LLC
4. Resolution of the Jersey City Planning Board #P2024-0157 for extension of preliminary and final major site plan by Bayfront Partners 32 L.P (100 Kellog St) block 21901.01 lot 6.01 fka portion of lot 6
5. Resolution of the Jersey City Planning Board #P22-234 for minor subdivision by Sadia Yousef Ali (13-15 Jewett Ave) block 16802 lot 33
6. Resolution of the Jersey City Planning Board #P2023-0110 for minor subdivision with 'c' variance by Flor Santos (296 Seaview Ave) block 28501 lot 1
7. Resolution of the Jersey City Planning Board #P2024-0051 for amended preliminary and final major site plan for Phase 2A and an amended preliminary major site plan for Phase 2B by 100 Water Street Phase 2 LLC (151 Yale Ave fka 135 Yale Ave., 165 Yale Ave and 100 Water St) block 20704 lot 1,2 block 20703 lot 3.01
8. Resolution of the Jersey City Planning Board #P2024-0166 for subdivision extension by Hudson Exchange Embankment Plaza LLC (145 Gangemi Dr, 396 Marin Boulevard fka 36 Second St and 125 Provost St) block 11603 lots 2, 47.02, 51.02
9. Resolution of the Jersey City Planning Board #P2024-0020 for minor site plan with deviations by DCI Signs & Awnings LLC (909 Bergen Ave) block 12106 lot 6
10. Resolution of the Jersey City Planning Board #P2024-0148 for extension of preliminary and final major site plan by LK Culver LLC (212-238 Culver Ave) block 21701 lot 18,19.01
11. Resolution of the Jersey City Planning Board #P2024-0130 for preliminary and final major site plan with deviations by Homestead Market LLC (608 – 612 Pavonia Ave) block 7604 lot 14.01 (part of former Lots 14, 16, and a portion of Former Lots 1 and 2)
12. Resolution of the Jersey City Planning Board #P2024-0129 for preliminary and final major site plan by Homestead Market LLC (17 Van Reipen Ave, 25 Van Reipen Ave, and 29 Van Reipen Ave) block 7904 lot 1.01 fka 1,2 and lot 3
13. Resolution of the Jersey City Planning Board #P2024-0128 for minor subdivision by Homestead Market LLC (25 Van Reipen Ave, 29 Van Reipen Ave, 608 Pavonia Ave and 612 Pavonia Ave) block 7904 lots 1,2,14,16

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

26. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD