

## JERSEY CITY PLANNING BOARD PUBLIC MEETING

Please take notice the Jersey City Planning Board took the following actions at the December 10, 2024 meeting

1. Call to Order
2. Sunshine Announcement
3. Roll Call – Langston, Gonzalez, Gangadin, Prinz-Arey, Torres, Stamato, Desai
4. Swear in Staff
5. Correspondence
6. ADJOURNMENTS
7. OLD BUSINESS
  - a. Case: P2024-0036 For: Preliminary and Final Major Site Plan with variances Address: 20 Carbon Place  
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 **Approved with conditions 7-0**
  - b. Case: P2024-0216 For: Three (3) One-year Extensions Address: 5 2nd Street aka 242 Hudson Street  
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). **Approved 7-0**
  - c. Case: P2024-0174 For: 1-year Extension to a Preliminary and Final Major Site Plan with deviations Address: 250 Academy Street 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. **Approved 7-0**
  - d. 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. **Denied 2 abstain, 5 yes**
  - e. Case: P2024-0088 For: Amendment to Previous Approval P18-120 Address: 87 Bright Street  
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 to January 7, 2025 with preservation of notice**
8. NEW BUSINESS
9. Discussion of annual Planning Board reorganization. **Approved 7-0 Erik Beasley as Deputy Secretary**
10. P2024-0038 For: Preliminary and Final Major Site Plan Address: 174 Martin Luther King Drive  
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. **Approved with conditions 7-0**
11. Case: P2024-0055 For: Minor Site Plan with 'c' variance Address: 168 Monticello Avenue  
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. **Approved with conditions 7-0**

12. Case: P2024-0076 For: Preliminary and Final Major Site Plan with Variances Address: 107 Morgan Street 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. **Approved with conditions 6-1**
13. 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. **Carried to January 7, 2025 with preservation of notice**
14. Case: P2023-0055 For: Preliminary + Final Major Site Plan Amendment with 'c' variances Address: 326 Johnston Avenue Description: 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 January 7, 2025 with preservation of notice**
15. Case: P2024-0090 For: Minor Subdivision Address: 34 Jefferson Ave Description: Applicant proposes to subdivide an existing lot 5,462 sq. ft. into two 2,700 sq. ft. lots. **Approved with conditions 7-0**
16. 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 January 7, 2025 with preservation of notice**
17. 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 January 7, 2025 with preservation of notice**
18. 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 January 7, 2025 with preservation of notice**
19. Case: P2024-0156 For: Conditional Use Address: 545 Newark Ave 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. **Carried to January 7, 2025 with preservation of notice**
20. **Memorialization of Resolutions available at [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org)**
  1. Resolution of the Jersey City Planning Board for amendments to the Morris Canal Redevelopment Plan #P2024-177 Petitioned by: John 723, LLC and Grand 675, LLC

2. Resolution of the Jersey City Planning Board for preliminary major site plan with deviations #P2024-0019 by 248 Erie Owner LLC (248 Erie St and 209-215 Fifteenth St) block 7105 lot 1,2,3
  3. Resolution of the Jersey City Planning Board for site plan with variances #P2023-0039 by 215 Van Vorst Development LLC (215 Van Vorst St) block 14205 lot 9
  4. Resolution of the Jersey City Planning Board for Approval and Recommendation of Amendments to Chapter 105 – Demolition; and Chapter 131 – Construction Codes, Uniform; and Chapter 160 – Fees And Charges; and Chapter 345 – Zoning #P2024-0167
  5. Resolution of the Jersey City Planning Board for Approval and Recommendation of Amendments to Chapter 345 – Zoning #P2024-0168
  6. Resolution of the Jersey City Planning Board for preliminary and final major site plan #P23-044 by 604 608 Communipaw LLC Address 604-606 Communipaw Ave) block 17905 Lot 24, 25
  7. Resolution of the Jersey City Planning Board for preliminary and final major site plan #P2024-0038 by Harmony House Holdings LLC (174-175 MLK Drive and 204 Stegman St) block 25001 lot 66,68.01
  8. Resolution of the Jersey City Planning Board for minor site plan #P2024-0003 by T-Mobile Northeast LLC (412 Whiton St) block 17505 lot 17.01
  9. Resolution of the Jersey City Planning Board for extension of preliminary and final major site plan #P2024-0216 by Plaza VIII and IX Associates LLC (3 Second St (rear) and 242 Hudson St) block 11603 lots 22,27
  10. Resolution of the Jersey City Planning Board for amended preliminary and final major site plan #P2024-0026 by John & Maryann LLC (187 Culver Ave) block 22102 lot 8.01
  11. Resolution of the Jersey City Planning Board for preliminary and final major site plan #P2024-0118 by Liberty Harbor Noth Partners LLC (20 South Cove) block 15907 lot 3
  12. Resolution of the Jersey City Planning Board for preliminary and final major site plan approval with “c” Variance #P2024-0123 by H2O Development LLC (457 Ogden Ave) block 1703 lot 35
  13. Resolution of the Jersey City Planning Board for one year extension #P2024-0176 by BJ Power LLC (650 Grand St) block 15403 lot 12.01
  14. Resolution of the Jersey City Planning Board for one year extension #P2024-0187 by 241 MLK Drive LLC (241 MLK Drive) block 23404 lot 30
21. Executive Session, as needed, to discuss litigation, personnel or other matters
  22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD